

2.2 Agricultural Resources

This section of the EIR describes and evaluates the potential impacts to agricultural resources that could result from implementation of the proposed General Plan Update. This section is based on the information provided in the County of San Diego Guidelines for Determining Significance, Agricultural Resources (DPLU 2007f), the County of San Diego General Plan Conservation and Open Space Element Background Report (DPLU 2007b), the County of San Diego Department of Agriculture, Weights and Measures (AWM) 2007 Crop Statistics and Annual Report (AWM 2008), and additional resources as cited throughout the section.

A summary of the impacts to agricultural resources identified in Section 2.2.3 is provided below.

Agricultural Resources Summary of Impacts

Issue Number	Issue Topic	Project Direct Impact	Project Cumulative Impact	Impact After Mitigation
1	Conversion of Agricultural Resources	Potentially Significant	Potentially Significant	Significant and Unavoidable
2	Land Use Conflicts	Potentially Significant	Less Than Significant	Less Than Significant
3	Indirect Conversion of Agricultural Resources	Potentially Significant	Potentially Significant	Significant and Unavoidable

2.2.1 Existing Conditions

The following section is divided into six subsections that examine different aspects of agricultural resources within the County. These discussions encompass the County's agricultural lands, agricultural soils, crops and commodities, agricultural economy, agricultural trends, and agricultural land preservation strategies.

2.2.1.1 *Agricultural Resources*

CEQA Guidelines reference maps produced by the California Department of Conservation (DOC) Farmland Mapping and Monitoring Program (FMMP) as a resource that may be used to identify agricultural resources. The FMMP uses a 10 acre minimum mapping unit to determine farmland resources. While this standard would be appropriate in other areas of the State with larger farms, it does not account for the numerous smaller farms located throughout San Diego County. Sixty-eight percent of San Diego County's farms are between one and nine acres, with an average farm size of four acres. Therefore, FMMP data does not capture a significant portion of the agricultural resources located within the County. For this reason, the County has broadened the definition of an agricultural resource to include any land with an active agricultural operation, or any site with a history of agricultural production based on aerial photography or other data sources identifying agricultural land uses. The broadened definition allows the County to map smaller farms that the State FMMP would overlook due to the 10 acre minimum threshold. Below is a brief description of FMMP-identified agricultural lands and County-identified agricultural resources.

FMMP Identified Agricultural Lands

FMMP produces maps and statistical data used for analyzing impacts to California's agricultural resources. Agricultural land is rated according to soil quality and irrigation status, with the best quality land labeled Prime Farmland. FMMP maps are updated every two years with the use of aerial photographs, a computer mapping system, public review, and field reconnaissance. Table 2.2-1 lists FMMP farmland categories and corresponding acreages for the County. Figure 2.2-1 shows the FMMP land acreage throughout the County. Table 2.2-2 provides the definition of different agricultural land categories used in FMMP land classification. As shown in Table 2.2-1, recent FMMP agricultural and grazing land totals for San Diego County are identified at 314,032 acres. This is 93,568 acres less than the 407,600 acres of agricultural land identified by County staff and discussed below.

County-Identified Agricultural Resources

In order to better estimate the acreage of agricultural resources within the County, a number of agricultural data sources were considered, which identified approximately 407,600 acres of farmland within the County. Agricultural data sources used in this calculation included: FMMP data; DPLU GIS vegetation data; California Department of Water Resources land use data; Cleveland National Forest grazing allotments data; U.S. Department of Agriculture (USDA) Statistics Service data; and Agricultural Weights and Measures Commodities data. These 407,600 acres of identified agricultural resources have been categorized into one of the following two commodity categories: grazing lands or croplands. The grazing lands category includes two agricultural land use types: grazing lands and field crops. The croplands category includes three agricultural land use types: intensive agriculture, orchards and vineyards, and truck crops. Table 2.2-3 provides the location, by CPA or Subregion, and estimated acreage of agricultural resources throughout the County. Table 2.2-4 provides the definition of the different agricultural resource categories used in this analysis. Figure 2.2-2 shows the distribution of agricultural lands throughout the County.

2.2.1.2 *Agricultural Soils*

Soils in the San Diego region are generally considered poor, with only six percent of the region's soils considered prime agricultural land, as defined in Government Code Section 51201 (The Williamson Act). Soil quality measures typically rate local soils as poor because of the County's generally steep terrain and erodible soils. Descriptions of various measures of soil quality are presented below. These classifications are based on the USDA Soil Surveys: Parts I & II (USDA 1973), and the County of San Diego Soil Interpretation Manual, Part III (DPLU 1975). The locations of prime agricultural soils in the County are identified in Figure 2.2-3.

Land Capability Classification (LCC)

LCC classifies soils according to their limitations when cultivated and according to the way that they respond to management practices. Class I soils have no significant limitation for raising crops. Classes VI through VIII have severe limitations, limiting or precluding their use for agriculture. Capability subclasses are also assigned by adding a small letter to the class designation. Capability subclasses include the letters e, w, s, or c. The letter e indicates that the main limitation is risk of erosion. The letter w indicates that water in or on the soil interferes with plant growth or cultivation. The letter s indicates that the soil is limited mainly because it is

shallow, droughty, or stony. Finally, the letter *c* is used only in some parts of the U.S. where cold or dry climates are a concern. Groupings are made according to the limitation of the soils when used to grow crops and the risk of damage to soils when they are used in agriculture. Productive agriculture in San Diego County typically occurs on soils having LCC ratings of III and IV, and a significant number of local soils have the class designations *e* and *s* indicating limitations related to erosion and shallow soils.

Storie Index (SI)

SI, another traditional measure of soil quality, uses a 100 point scale to numerically express the relative degree of suitability or value of a soil for general intensive agriculture. Higher SI ratings indicate higher quality soils. The SI rating is based on several factors including profile characteristics (affecting root penetration), surface soil texture (affecting ease of tillage and capacity of soil to hold water), slope (affecting soil erosion), and other unique limiting factors of the soil such as poor drainage, high water table, salinity, and acidity. Productive agriculture in San Diego County typically occurs on soils with low SI ratings (typically in the 30 point range).

Prime Agricultural Soils

As discussed above, only six percent of the San Diego region's soils meet the soil quality criteria defined by the Williamson Act definition of prime agricultural land. This definition includes all land that qualifies for rating as class I or class II in the Natural Resource Conservation Service LCC ratings and land which qualifies for rating 80 through 100 in the SI, among other non-soil related criteria. The Williamson Act Program is the California regulation enabling local governments to enter into contracts with private land owners for the purpose of restricting specific parcels of land to agricultural or related open space use. In San Diego County, prime agricultural soils are sparsely scattered throughout the region and are often constrained by protected biological resources such as wetlands, which restricts their use. Because San Diego County has generally steep terrain and erodible soils, the soil quality measures of LCC and SI rate local soils as poor due to the importance of slope and erodibility in the formulas that determine these soil ratings.

Prime Farmland and Farmland of Statewide Importance

FMMP farmland categories are based on local soil characteristics and irrigation status, with the best quality land identified as Prime Farmland and Farmland of Statewide Importance. FMMP publishes a list of soils that meet the soil quality criteria for Prime Farmland soils and Soils of Statewide Importance. In the County, 44 local soils qualify for the Prime Farmland designation and 65 soils qualify for the Farmland of Statewide Importance designation. These soil criteria include a much broader range of soils than the prime agricultural soils identified in the Williamson Act. Approximately 70 percent of the soils that meet the Prime Farmland and Farmland of Statewide Importance soil criteria have a LCC greater than II and approximately 88 percent have SI ratings below 80.

2.2.1.3 Types of Crops and Commodities

San Diego County is the most southwestern county in the state and enjoys a subtropical climate that optimizes the production of a variety of crops that would be more difficult to produce elsewhere. The County's unique topography also creates a wide variety of microclimates that

result in nearly 30 different types of vegetation communities. This diversity allows San Diego farmers to grow over 200 different agricultural commodities – from strawberries along the coast, apples in the mountain areas, to palm trees in the desert. The success of San Diego County's diverse agricultural industry is reflected in 45 commercial crops, each holding a value of over \$1 million. San Diego County ranks number one in both California and the nation in the production value of nursery, floriculture, and avocados. Statewide, San Diego County is in the top five counties in the production of oranges, chickens, fresh market tomatoes, eggs, mushrooms, tangerines, grapefruit, and honey. In terms of total agricultural value, major crop categories for San Diego County include nursery and flower crops (cut flowers, bedding plants, foliage), fruit and nut crops (avocados, citrus, berries), vegetable crops (tomatoes, mushrooms, herbs), livestock and poultry (cattle, pigs, chickens), livestock and poultry products (milk, eggs, hide), field crops (barley, hay, oat), timber, and apiary products (honey, bees wax, pollen). Figure 2.2-4 identifies these major crop categories in percentage of total contribution to total agricultural value. The top 10 crops grown in the County include indoor flowering and foliage plants, ornamental trees and shrubs, bedding plants, avocados, tomatoes, cut flowers and foliage, eggs, poinsettias, strawberries, and Valencia oranges. Figure 2.2-5 identifies these crops in terms of 2007 growth percentages. Total values shown in these figures may not add up exactly due to rounding in the calculations.

2.2.1.4 *Agricultural Economy*

San Diego County has the sixth highest urban population among counties in the U.S., and the twelfth largest agricultural economy nationwide. It is the only county in California that qualifies as both a major urban county and is ranked among the top 10 agricultural counties in terms of agricultural value. The San Diego County Department of Agriculture, Weights and Measures, estimates that of the County's approximate 2.73 million acres, 308,991 acres are in agriculture. Agriculture is ranked 5th in contributing components to the County's economy. In 2007, 9,220 agricultural shipments originated from San Diego County, destined to 55 different countries world-wide. During this time, the total reported value for all agricultural commodities produced in the County was almost \$1.5 billion. This value does not reflect the cost of production. In addition, the gross economic value of farm products does not reflect the total value to the economy (AWM 2008). Table 2.2-5 highlights County crop statistics from the 2007 Agriculture, Weights and Measures annual report. Table 2.2-6 shows a 10 year comparison of agricultural growth in the County. Historical data shows that the majority of crop categories increased in value and acreage from 1997 to 2007.

2.2.1.5 *Agricultural Trends*

This section discusses agricultural trends that are unique to the County. These include urbanization pressures, profitability margins, average farm size, water availability issues and emerging organic farming practices.

Urbanization

As of 2008, the population of the unincorporated area of San Diego County was 491,764. Under the proposed General Plan Update, this number would increase approximately 38 percent by 2030 to a population of 678,270. The FMMP concluded that land for urban and built-up use increased 31.1 percent in approximately 20 years, from 252,931 acres in 1984 to 345,316 acres in 2006. This is an average of nearly 4,000 acres per year. These data illustrate

the intense competition for land and other natural resources to serve San Diego County's future growth, agriculture and environmental quality.

As urbanization expands into unincorporated areas, land becomes increasingly scarce and land values continue to climb. The nature of San Diego County's high-value, low-acreage agriculture makes land used for farming attractive for development. This is reflected in the escalating agricultural land values per acre in San Diego County as reported by the California Chapter of the American Society of Farmland Managers and Rural Appraisers (ASFMRA). Information from the ASFMRA for 2007 indicates that the value of avocado farmland in San Diego County ranged from \$15,000 to \$62,000 per acre, citrus land from \$15,000 to \$170,000 per acre and cropland from \$15,000 to \$170,000 per acre. In comparison, the land value for avocados in San Diego County alone in 2000 ranged from \$9,000 to \$16,600 per acre and citrus land from \$6,100 to \$12,000 per acre (ASFMRA 2008).

The high price of land in San Diego County also limits the ability of farmers to purchase land for agricultural expansion. The value of land in the most productive agricultural areas of the County is typically not driven by its agricultural potential. Rather, it is usually driven by the value of its potential for urban development or as a primary residence, making land purchase for agricultural expansion infeasible for the majority of producers. As reported by DataQuick Real Estate News, important agricultural areas such as the communities of Valley Center, Fallbrook and Bonsall that are interspersed with non-agricultural uses had median home prices reported at above \$600,000 in 2006. However, this same source reported median home prices in the month of 2009 at approximately \$100,000 for Bonsall and \$300,000 for the Fallbrook and Valley Center communities (DQ News 2009). The significant decline in median home values in these areas is attributable to the national economic downturn which began in early 2007 and severely impacted the housing market nationwide, including San Diego County.

Profitability

For the many small farm owners in San Diego County, remaining profitable and maximizing economies of scale has proven to be a significant challenge. While the overall number of farms has decreased in San Diego County, the change in the number of farms according to sales volume is a better indicator of trends in the business of farming. Although the USDA Census of Agriculture 2007 report does not include all farms in the County, it appears to represent agricultural trends. Table 2.2-7, Number of Farms by Sales Volume, illustrates how farms with sales less than \$5,000 dropped by 34 percent. Some of these probably moved into a higher sales volume category, others consolidated, but many went out of agriculture altogether. At the same time, farms with sales volumes between \$5,000 and \$49,999 increased nearly 50 percent, and those with sales between \$50,000 and \$249,999 decreased by less than one percent. Farms with sales between \$250,000 and \$499,999 decreased by 21 percent, while those with sales of \$500,000 or more increased by 29 percent. In order to remain profitable, individual farms need to reach a stable level of production, which is determined on an individual basis by each farm owner.

Farm Size

According to the 2007 Agricultural Census by the U.S. Department of Agriculture, San Diego County has 6,687 farms, the highest number of farms of all counties in the State (USDA 2009). However, the way agriculture is conducted on these farms differs greatly from agricultural operations in the majority of California. Economically productive agriculture is conducted on

small farms, with 68 percent of farms ranging from one to nine acres in size with the median farm size being four acres. In contrast, the average size of farms statewide is 313 acres. In the County, 77 percent of farmers live on their farms and 92 percent of farms are family owned. Nineteen percent of farmland in the County is held by Native Americans. In 1997, 671 citrus farms operated on two acres or less within the County. To date, this trend of small farm operations still holds within the County. Historically, the cost of land in the County made it prohibitive for many new farmers to begin an operation on a large parcel, so the ability to farm small parcels was crucial to the success of agriculture in San Diego County.

Water

For agricultural lands reliant on imported water, economic viability is constrained by the cost of imported water. To illustrate and compare the water costs in San Diego County to nearby farming counties, the cost for imported water from the Imperial Irrigation District (Imperial County) is \$15 per AF while the average cost for agricultural water in San Diego County is \$650 per AF. High agricultural water costs are due to a number of factors including limited water supply, conservation incentives, importation costs, and energy costs. Growers in Ventura County, an area similar to San Diego in terms of climate and type of agricultural crops grown, pay \$379 per AF. For avocado production in San Diego County, the annual water cost is currently about \$3,000 per acre and is estimated to increase to \$6,000 per acre, as the crop requires up to three AF per year for optimum production. Farmers within the Metropolitan Water District service area, which includes portions of San Diego County, can enroll in Interim Agricultural Water Program (IAWP) that provides a \$127 discount per AF of water. In exchange for that discount, enrolled farmers agree to take a 30 percent reduction in water deliveries in a time of drought or supply emergency before municipal and industrial users have their supplies reduced. However, the IAWP is currently being phased-out and will no longer be available after January of 2013. The San Diego County Water Authority (SDCWA) provides a Special Agricultural Water Rate (SAWR) which is currently \$10 per AF less than municipal and industrial user rates. The SAWR is available to enrolled farmers in exchange for them agreeing to take cutbacks in water during emergency shortages. In times of shortage, the agricultural customers participating in the IWAP and SAWR receive water reductions of up to 30 percent before municipal and industrial customers are asked to take cutbacks in delivery. Due to recent drought conditions, the agricultural customers participating in the IWAP and SAWR have undergone reductions pursuant to these programs. The mandatory cutbacks in water supply required by the IWAP and SAWR programs have significantly affected local farmers in San Diego County.

Water cost is also affected by the price of energy. Many water districts have to pump water up to higher elevations for delivery, the cost of which has increased greatly with increases in the price of energy. These costs are passed directly to growers in the form of higher water rates. Growers themselves often need to pump water to higher elevations to reach their crop, resulting in additional overall water costs. In addition, while some farmers in San Diego County face high costs of water, others are faced with a limited supply. In areas such as Borrego Springs and Julian, farmers rely entirely on groundwater sources to irrigate crops. Water scarcity is a continuous problem for farmers in Borrego Springs given the arid climate of the region and its location outside the boundary of the SDCWA. In particular, groundwater in the Borrego Springs area is subject to an annual decline where recharge does not replace extraction. Additional information about water supply and demand is included in Section 2.16, Utilities and Service Systems.

Organic Farming

San Diego County is at the forefront of organic farming with 292 registered organic growers, more than any other county in the nation. In 2007, San Diego organic growers produced over 150 different crops ranging from oranges, grapes, and avocados to unusual crops such as cherimoyas, loquats, and jujubes. The top 10 organically produced crops in San Diego County are shown in Table 2.2-8. The National Organic Standards Board defines “organic agriculture” as “an ecological production management system that promotes and enhances biodiversity, biological cycles and soil biological activity. It is based on minimal use of off-farm inputs and management practices that restore, maintain and enhance ecological harmony.” Research on organic farms, done over several decades, have revealed characteristics usually associated with sustainable farming to include reduced soil erosion, lower fossil fuel consumption, less leaching of nitrate, greater carbon sequestration, and little to no pesticide use.

2.2.1.6 Agricultural Land Preservation

Many different land use designations exist to help preserve agricultural lands in the State and the County, including agricultural zoning, agricultural land use designations, Agricultural Preserves, and Williamson Act Contract lands. These are discussed below. Table 2.2-9 and 2.2-10 identifies the distribution and acreage of these categories by CPA.

Agricultural Zoning

The County Zoning Ordinance was adopted by the Board of Supervisors (BOS) as a way to regulate land uses in the unincorporated County. The current Zoning Ordinance divides the unincorporated area into zones according to the present and potential uses of the land. Currently, most zoning designations within the County allow for agricultural operations. However, Section 2700-2720 of the Zoning Ordinance includes two specific agricultural use regulations: A70 limited agriculture and A72 general agriculture. A70 and A72 regulate land uses such as the number of outbuildings or the number of animals allowed on a property. The A70 Use Regulation relates to crop production and allows for a limited number of small farm animals to be kept. The A72 Use Regulation is intended for both crops and animals. Agricultural uses are allowed in most residential, commercial and industrial land use zones; however, the keeping of animals is restricted in a number of these areas due to incompatibility issues with surrounding uses. Side-by-side parcels may have the same use regulation but different animal, development, and special area regulations. Approximately 31 percent of the unincorporated area in the County is zoned A70 limited agriculture or A72 general agriculture.

The County Zoning Ordinance also has a Special Area Regulation Designator (“A”) to denote those lands in the County which have been designated as being within an Agricultural Preserve in accordance with the California Land Conservation Act of 1965, commonly referred to as the Williamson Act. There are restrictions on the land under the Williamson Act, as well as the County Zoning Ordinance, which accompany the implementation of the “A” designator.

Agriculture Land Use Designations

The existing San Diego County General Plan (DPLU 1978) identifies two agricultural land use designations: (20) General Agriculture and (19) Intensive Agriculture. The (20) General Agriculture designation is applied to areas where agricultural use is encouraged, protected and

facilitated. This designation is intended to facilitate agricultural use as the dominant land use. Uses supportive of and/or compatible with agriculture, including low density residential, are also permitted under this designation. The (19) Intensive Agriculture designation promotes a variety of agricultural uses including minor commercial, industrial and public facility uses appropriate to agricultural operations or supportive of the agricultural population. Approximately 10 percent of the County's unincorporated area is designated as General Agriculture or Intensive Agriculture. However, many of the County's existing productive agricultural uses are located outside areas designated for either General Agriculture or Intensive Agriculture.

Agricultural Preserves

Agricultural Preserves are regulated by rules and restrictions designated to ensure that the land within the preserve is maintained for agricultural or open space use. An Agricultural Preserve is adopted by the BOS and designates an area devoted to agricultural use, open space use, recreational use or any combination of such uses, as defined by the Williamson Act, and further addressed in the San Diego County BOS Policy I-38, Agricultural Preserves. Preserves are established for the purpose of defining the boundaries of areas that the County is willing to enter into a contract pursuant to the Williamson Act, which is further discussed below. Landowners within an adopted preserve area may enter into a contract with the County to restrict their land to the uses stated above whereby the tax assessment on their land will be based on its restricted use rather than on its market value. The minimum parcel size to qualify for an Agricultural Preserve is 10 acres for groves or croplands, 80 acres for grazing land, and 40 acres for mixed land uses. Only land located within an Agricultural Preserve is eligible for a Williamson Act Contract, as discussed below. Figure 2.2-6 shows the location of adopted Agricultural Preserves within the County, for which there are approximately 402,100 acres within the unincorporated County (see Table 2.2-10).

Williamson Act Contract Lands

The Williamson Act has been the State's premier agricultural land protection program since its enactment in 1965. This Act was passed to preserve agricultural and open space lands by discouraging premature and unnecessary conversion to urban uses. Nearly 16.9 million of the State's 29 million acres of farmland and ranchland are currently protected under the Williamson Act (DLRP 2008c). In the unincorporated County, approximately 80,504 acres of private, federal and State lands are in Williamson Act Contract. During the past 25 years, very few property owners have requested to enter into a Williamson Act Contract within San Diego County. According to information from the County Assessor's Office, only two contracts were executed in San Diego County between 1980 and 2005 and 40 parcels currently under a Williamson Act Contract are in the process of Non-Renewal, as defined by the Williamson Act. The Non-Renewal process takes 10 years to complete, during which time property taxes are incrementally raised to remove the tax benefit, and at the end of the 10 year period restrictions to development are lifted. Figure 2.2-6 identifies the location of Williamson Act Contract lands within the County.

2.2.2 Regulatory Framework

2.2.2.1 Federal

Farmland Protection Policy Act

The USDA administers the Farmland Protection Policy Act of 1981. The Act is intended to minimize the extent to which federal programs contribute to the unnecessary conversion of farmland to nonagricultural uses. The act also requires these programs to be compatible with State, local, and private efforts to protect farmland.

2.2.2.2 State

California Civil Code Section 3482.5 (The Right to Farm Act)

The Right to Farm Act is designed to protect commercial agricultural operations from nuisance complaints that may arise when an agricultural operation is conducting business in a “manner consistent with proper and accepted customs.” The code specifies that established operations that have been in business for three or more years that were not nuisances at the time they began shall not be considered a nuisance as a result of a new land use.

California Land Conservation Act (Williamson Act)

The Williamson Act of 1965 was designed as an incentive to retain prime agricultural land and open space in agricultural use, thereby slowing its conversion to urban and suburban development. The program requires a 10-year contract between the County and the land owner. While in contract, the land is taxed on the basis of its agricultural use rather than its market value. The land becomes subject to certain enforceable restrictions, and certain conditions need to be met prior to approval of an agreement. The goal of the Williamson Act is to protect agriculture and open space.

California Farmland Conservancy Program (CFCP)

Implemented by the California Department of Conservation, the CFCP is a voluntary program that seeks to encourage the long-term, private stewardship of agricultural lands through the use of agricultural conservation easements. The CFCP, formerly known as the Agricultural Land Stewardship Program, was created in 1996, and provides grant funding for projects that use and support agricultural conservation easements for the protection of agricultural lands.

Cortese-Knox-Hertzberg Local Government Reorganization Act of 2000

The Cortese-Knox-Hertzberg Local Government Reorganization Act of 2000 established procedures for local government changes of organization, including city incorporates, annexations to a city or special district, and city and special district consolidations. This act requires that development or use of land for other than open-space shall be guided away from existing prime agricultural lands in open-space use toward areas containing nonprime agricultural lands, unless that action would not promote that planned, orderly, efficient development of an area.

Open Space Subvention Act (OSSA)

The OSSA was enacted on January 1, 1972, to provide for the partial replacement of local property tax revenue foregone as a result of participation in the Williamson Act and other enforceable open space restriction programs (Government Code Section 16140 et seq.). Participating local governments receive annual payment on the basis of the quantity (number of acres), quality (soil type and agricultural productivity), and, for Farmland Security Zone contracts, location (proximity to a city) of land enrolled under eligible enforceable open space restrictions. A Farmland Security Zone is an area created within an Agricultural Preserve by a board of supervisors upon request by a landowner or group of landowners.

Farmland Mapping and Monitoring Program (FMMP)

The FMMP, established in 1982, produces maps and statistical data used for analyzing impacts to California's agricultural resources. Agricultural land is rated according to soil quality and irrigation status, with the best quality land called Prime Farmland. Maps are updated every two years, with current land use information gathered from aerial photographs, a computer mapping system, public review, and field reconnaissance. The minimum mapping unit is 10 acres. The DOC Prime Farmlands, Farmlands of Statewide Importance, and Unique Farmlands are referenced in the CEQA Guidelines, Appendix G, as resources to consider in an evaluation of agricultural impacts.

Farm and Ranch Lands Protection Program (FRPP)

The FRPP is a voluntary program that helps farmers and ranchers keep their land in agriculture. The program provides matching funds to State, tribal or local governments and non-governmental organizations with existing farm and ranch land protection programs to purchase conservation easements. FRPP is reauthorized in the Farm Security and Rural Investment Act of 2002. The USDA Natural Resources Conservation Service (USDA 2008c) manages the program.

California Land Evaluation Site Assessment Model (LESA)

The USDA NRCS developed LESA to assist State and local officials to make sound decisions about land use. Combined with forest measures and rangeland parameters, LESA can provide a technical framework to numerically rank land parcels through local resource evaluation. In determining whether impacts to agricultural resources are significant environmental effects, the CEQA Guidelines reference the California Agricultural LESA Model prepared by the DOC, as an optional methodology that may be used to assess the relative value of agriculture and farmland. The California Agricultural LESA Model evaluates soil resource quality, project size, water resource availability, surrounding agricultural lands, and surrounding protected resource lands. For a given project, the factors are rated, weighted, and combined, resulting in a single numeric score. The project score then becomes the basis for making a determination of a project's potential significance. The California Department of Conservation encourages local agencies to develop local agricultural models to account for the variability of local agricultural resources and conditions. An alternative approach, referred to as the Local Agricultural Resource Assessment (LARA) model, has been developed to assess the relative value of agricultural resources in San Diego County.

2.2.2.3 *Local*

County of San Diego Code of Regulatory Ordinances Sections 63.401 through 63.407, Agricultural Enterprises and Consumer Information Ordinance

This ordinance is similar to the State Right to Farm Act. The ordinance defines and limits the circumstances under which agricultural enterprise activities, operations, and facilities will constitute a nuisance. The ordinance recognizes that the commercial agricultural industry in the County of San Diego is a significant element of the County's economy and a valuable open space/greenbelt resource for County residents. The ordinance establishes a procedure whereby prospective purchasers of property are notified in writing of the inherent potential conditions associated with agricultural operations found throughout the unincorporated area. These conditions include, but are not limited to, noise, odors, dust, insects, rodents, and chemicals. The application of this ordinance is not to be construed to in any way modify or abridge the State law set out in The Right to Farm Act relative to agricultural nuisances.

County of San Diego BOS Policy I-38, Agricultural Preserves

The BOS Policy I-38 sets forth policies for the implementation of the California Land Conservation Act of 1965, known as the Williamson Act. In 1965 the State Legislature added to the Government Code Sections 51200 et. seq. which authorized the County to establish Agricultural Preserves. Board Policy I-38 identifies criteria for the establishment, modification and disestablishment of an Agricultural Preserve including processing requirements, application fees, and hearing requirements. The policy also establishes a minimum size for an Agricultural Preserve, requires that each preserve establish minimum ownership sizes that landowners must meet to be eligible for a contract, requires the application of zoning regulations, establishes eligibility criteria for filing an application for an Agricultural Preserve and contract with the County, and establishes criteria to cancel a contract including cancellation by eminent domain.

County of San Diego BOS Policy I-133, Support and Encouragement of Farming in San Diego County

In 2005, the BOS adopted Policy I-133 to establish the County's support of agriculture. The policy recognizes the Board's commitment, support, and encouragement of farming in San Diego County through the establishment of partnerships with landowners and other stakeholders to identify, secure, and implement incentives that support the continuation of farming as a major industry in San Diego. The intent is to develop and implement programs designed to support and encourage farming in San Diego County.

County of San Diego Farming Program

The County of San Diego has completed a contract with American Farmland Trust to help develop the Farming Program. The Farming Program is intended to create the framework for an economically and environmentally sustainable farming industry for San Diego County. The Plan, when adopted, will include land use policies and programs to keep land available and affordable for farming on a voluntary basis. It will also include economic development tools to help improve farm profitability.

Agricultural Clearing Permit Requirements

A County Agricultural Clearing Permit is typically required for projects involving the clearing and/or removal of natural vegetation on agricultural land. The establishment of a new agricultural operation on, or the expansion of an existing operation into, any area that has not been in agricultural production for at least one of the preceding five years may also be required to obtain an agricultural clearing permit. Agriculturally related clearing within the MSCP boundary would also require an agricultural clearing permit.

Local Agricultural Resource Assessment (LARA) Model

The LARA model has been developed by the County DPLU to assess the relative value of agricultural resources in the County. The LARA model serves as the local agricultural model that accounts for the variability of local agricultural resources and conditions. San Diego County has chosen to use the LARA model to determine the importance of agricultural resources, rather than the LESA model, because the LARA model accounts for the large number of farms in the County that are less than 10 acres in size and takes into account the County's unique soil conditions. The LESA model does not account for agricultural resources less than 10 acres in size. The County uses the LARA model to determine the importance of agricultural resources in the context of discretionary land use projects. The LARA model considers soils, climate and water as primary model factors while also considering the presence of Williamson Act Contracts, other preserved lands, and existing land uses in the surrounding area.

2.2.3 Analysis of Project Effects and Determination of Significance

2.2.3.1 *Issue 1: Direct Conversion of Agricultural Resources*

Guidelines for Determination of Significance

Based on Appendix G of the CEQA Guidelines and the County of San Diego Guidelines for Determining Significance, Agricultural Resources, the proposed General Plan Update would have a significant impact if it would convert San Diego County Agricultural Resources (including, but not limited to, Prime Farmland, Unique Farmland, Farmland of Statewide or Local Importance, pursuant to the FMMP of the California Resources Agency), or other agricultural resources, to non-agricultural use. A significant impact would also occur if the proposed project would substantially impair the ongoing viability of important agricultural resources.

Impact Analysis

Definition of Agricultural Resources

For the purpose of this analysis, the definition of an agricultural resource has been broadened from the FMMP definition to include any land with an active agricultural operation, or any site with a history of agricultural production based on aerial photography or other data sources identifying agricultural land uses. The reason for the broadened definition is to include in the analysis the many small farms in San Diego County that the FMMP does not include due to the 10 acre minimum criteria. It should be noted that not all agricultural resources that have been identified within the County and discussed below are in active operation. The agricultural

resources discussed below include lands within the unincorporated County that are available and suitable for agricultural use, although they may not be in current agricultural use. These resources have been included to provide a broad picture of the potential agricultural resources that exist within the County. Issues indirectly related to agriculture, such as farmworker housing and biological impacts from clearing and grading agricultural lands are discussed in other sections of this EIR. Farmworker housing is discussed in detail in Section 2.12, Population and Housing. Biological impacts are further discussed in Section 2.2, Biological Resources.

Conversion of Agricultural Resources to Non-Agricultural Land Uses

The conversion of agricultural resources to non-agricultural land uses would result in a direct impact to agriculture by significantly reducing or eliminating the productive capacity of the land. According to the FMMP, agricultural land in the County has been reduced through land conversion to other uses. As shown in Table 2.2-1, FMMP data indicates that agricultural acreage in San Diego County has been declining since at least 1984. This is due to a number of issues which create pressures on the continuation of agriculture, such as high land values, conflicts with the urban/agricultural interface, and the high economic cost of operation. Contradictory to the decline in agricultural resources identified by the FMMP, information contained in the San Diego County Annual Crop Report (AWM 2008) indicates that agricultural acreage has actually increased over the past 10 years. This is shown in Table 2.2-6 which identifies a total of 170,917 acres of agriculture in 1997 and 308,991 acres in 2007. On the surface, these numbers contradict the decline that the FMMP has identified for agricultural resources in the County. However, according to AWM, reported increases in agricultural acreages are due to improved survey information obtained during the years 2001 and 2002. It is unlikely that County agricultural acreage actually increased from 1997 to 2007 and more likely that additional existing agricultural operations were identified and included in these acreage surveys over the years. Additionally, it should be noted that the 308,991 agricultural acres reported by AWM is lower than the agricultural lands subtotals reported by the FMMP from 1984 through 2006. This further indicates that AWM data does not include all FMMP resources.

Although agricultural acreage has been declining over the past three decades, agriculture continues to be a vital component of the San Diego County economy. This is due, in part, to the many small farms in the County that produce high value crops. Sixty-eight percent of farms within the County range in size from one to nine acres, with the median size of farms being four acres. The agricultural trend of producing high value crops on small amounts of land has allowed San Diego County farmers to continue economically productive operations, despite the land use pressures discussed above.

The existing General Plan identifies specific land use designations for agriculture uses, including general agriculture and intensive agriculture. Instead of providing specific agricultural land use designations, implementation of the proposed General Plan Update would allow agricultural operations to occur under any land use designation and would eliminate the existing land use designations for agriculture. Generally, land currently designated for general agriculture and intensive agriculture under the existing General Plan would be designated for open space, rural lands, or semi-rural lands under the General Plan Update. For example, areas within the Julian CPA that are designated for intensive agriculture under the existing General Plan would be changed to the rural lands designation under the proposed General Plan Update. Another example is located in the Bonsall CPA, where land currently designated for intensive agriculture under the existing General Plan would be changed to the semi-rural residential land use designation under the proposed General Plan Update.

In order to evaluate the potential impact that the proposed General Plan Update would have on agricultural resources throughout the unincorporated County, an analysis of proposed land use designations that would be placed on areas containing existing agricultural resources has been prepared. Although all land uses proposed under the General Plan Update would have the potential to result in a loss of agricultural resources, some land uses have a higher potential to result in a direct conversion of agricultural resources to non-agricultural uses than others. Table 2.2-11 identifies the acreages of proposed land use designations that would be placed on lands containing existing agricultural resources under implementation of the General Plan Update. It should be noted that not all agricultural resources identified in Table 2.2-11 are in active agriculture. Rather, the data shown in Table 2.2-11 includes any land with an active agricultural operation, or any site with a history of agricultural production based on aerial photography or other data sources identifying agricultural land uses. Therefore, the following discussion presents a conservative estimate of the potential impact that the proposed General Plan Update would have on agricultural resources because it includes unincorporated agricultural resources that are not currently in agricultural production.

Village Residential and Village Core Mixed Use. Although agriculture has become increasingly more viable on smaller lot sizes within the unincorporated County, there becomes a point when an individual lot size is considered to be too small for a viable agricultural operation to persist. For the purposes of this analysis, and as a conservative estimate, areas allowing one dwelling unit per acre (du/acre) would be considered too small to support a viable agricultural operation. Therefore, any parcels smaller than one du/acre have been calculated to result in a 100 percent conversion of agricultural resources to non-agricultural uses for the purposes of this analysis.

With implementation of the proposed General Plan Update, nine residential land use designations within the village residential category would allow densities ranging from two to 30 du/acre. All nine village residential land use designations, in addition to the village core mixed use designation, would have an allowable development density of greater than 1 du/acre. Therefore, areas classified with the village residential and village core mixed designations would not be considered viable for agriculture operations. Any existing agricultural resources located within these proposed land use designations would be considered to be fully impacted by the proposed project, and represent a direct conversion of agricultural resources to non-agricultural land uses.

As shown in Table 2.2-11, approximately 4,518 acres of County agricultural resources are located in areas that would be designated for greater than 1 du/acre under the proposed General Plan Update. Implementation of the proposed General Plan Update would result in the designation of approximately 4,461 acres of village residential and 57 acres of village core mixed land uses in areas containing existing agricultural resources. Since land uses that would be designated for greater than 1 du/acre under the proposed General Plan Update are assumed to be fully impacted, they represent a direct conversion of agricultural resources to non-agricultural land uses. Therefore, the proposed General Plan Update would result in the direct conversion of 4,518 acres of agricultural resources from the implementation of land use designations village residential and village core mixed use.

Industrial, Commercial, Office Professional. Industrial, commercial and office professional land use designations proposed under the General Plan Update would be considered incompatible with agricultural resources because the allowable development on these lands contrast significantly from typical characteristics of viable agricultural operations. Although

possible, it is unlikely that any development allowable under the industrial, commercial or office land use designations would maintain viable agricultural operations in conjunction with development. For example, only in rare cases would an industrial park or office building development (allowable under these proposed land uses) operate on the same parcel as an agricultural use, such as a field crop, orchard, vineyard or truck crop operation. Additionally, industrial, commercial and office land uses would allow high density development, which is considered incompatible with agricultural resources for the reasons listed above. Therefore, areas classified with the industrial, commercial or office designations would generally not be considered viable for agriculture operations. Any existing agricultural resources located within these proposed land use designations would be considered fully impacted, and represent a direct conversion of agricultural resources to non-agricultural land use.

The proposed General Plan Update would apply three land use designations within both the commercial and industrial land use categories and one land use designation within the office professional category. As shown in Table 2.2-11, 470 total acres of industrial, 507 total acres of commercial, and 7 total acres of office land uses would be designated in areas considered to be County agricultural resources. Therefore, implementation of the proposed General Plan Update would result in a direct conversion of 984 acres of agricultural resources from proposed industrial, commercial and office professional land use designations.

Rural and Semi-Rural Residential. When compared to other residential land use designations proposed in the General Plan Update such as village residential, the proposed rural and semi-rural land use designations denote areas where lower density residential development would occur. Therefore, the rural and semi-rural land use designations proposed under the General Plan Update would be considered generally compatible with agricultural resources. Rural and semi-rural land use designations would allow for the development of large lots with lower density restrictions. Generally, agricultural operations are viable in the County in areas with residential land use densities less than one dwelling unit per acre.

The proposed General Plan Update rural land use category would be implemented to preserve the rural agricultural and backcountry areas of the unincorporated County. Four residential land use designations would be applied within the rural land use category under implementation of the proposed General Plan Update. The densities allowable under the rural land use designations are the lowest of all proposed in the General Plan Update and range from one dwelling unit per 20 gross acres (RL-20), to one dwelling unit per 160 gross acres (RL-160). As shown in Table 2.2-11, implementation of the proposed General Plan Update would result in the designation of 38,118 acres of RL-20; 49,575 acres of rural lands at one dwelling unit per forty acres (RL-40); and 6,648 acres of rural lands at one dwelling unit per eighty acres (RL-80) in areas considered to be County agricultural resources. The proposed General Plan Update would not result in the designation of any RL-160 in areas currently classified as agricultural resources. A total of 94,341 acres of rural lands would be located in areas currently classified as agricultural resources.

Under implementation of the proposed General Plan Update, four residential land use designations would be applied within the semi-rural residential category. Semi-rural densities range from one dwelling unit per one acre (SR-1) to one dwelling unit per ten acres (SR-10). As shown in Table 2.2-11, implementation of the proposed General Plan Update would result in the designation of 8,442 acres of (SR-1); 33,109 acres of semi-rural residential at one dwelling unit per two acres (SR-2); 23,387 acres of semi-rural residential at one dwelling unit per four acres (SR-4); and 23,824 acres of SR-10 in areas considered to be County agricultural resources. A

total of 88,762 acres of semi-rural residential would be located over areas considered to be County agricultural resources.

Although the proposed semi-rural and rural land use designations would be considered generally compatible with agricultural resources, the subdivision of these lands increases the potential for an agricultural resource to be converted to a non-agricultural use. For example, a 560 acre parcel with existing agricultural resources and a land use designation of R-80 could hypothetically subdivide into 7 large-lot residential units, each with one residential unit. In contrast, a different 560 acre parcel with existing agricultural resources and a land use designation of R-20 could hypothetically subdivide into 28 large-lot residential units. Due to San Diego's unique agricultural characteristics, land that is subdivided into smaller lots would actually increase agricultural viability, since smaller parcels are more affordable and still conducive for raising crops in the County. However, any subdivision of land resulting in the development of housing would create some agricultural acreage loss from development activities such as grading activities and the installation of residences, driveways, utilities, leach fields and accessory units.

For the purpose of this analysis, County DPLU performed a review of built-out subdivision projects that have occurred in the unincorporated County over existing agricultural resources. This review indicated that historically, the subdivision of lands over existing agricultural resources averaged a total of 1.5 acres of agricultural resources being permanently converted to a non-agricultural land use per lot. Therefore, to evaluate the potential for agricultural resources to be converted to non-agricultural uses from implementation of the proposed General Plan Update rural and semi-rural land use designations, the historical conversion factor of 1.5 acres per lot was used. Table 2.2-11 identifies that the proposed RL-20 land use designation would occur over 38,118 acres of existing agricultural resources. Hypothetically, these 38,118 acres could subdivide into a maximum of 1,906 residential lots, with each lot consisting of one dwelling unit on 20 acres. Each of the 1,906 subdivided residential lots would potentially impact 1.5 acres of agricultural resources. Therefore, implementation of the proposed RL-20 land use designation would potentially impact 2,859 acres of agricultural resources. Although it is not realistic to assume that every parcel with a proposed rural or semi-rural land use designation would be subdivided to the maximum extent feasible, the conversion factor of 1.5 acres per residential lot is used in this analysis to provide a conservative estimate of agricultural resources that would be impacted under implementation of the proposed General Plan Update rural and semi-rural land use designations.

Using the same conversion factor and the data shown in Table 2.2-11, the proposed land use designation RL-40 would impact 1,859 total acres of agricultural resources, RL-80 would impact 125 total acres of agricultural resources, SR-2 would impact 24,832 acres of agricultural resources, SR-4 would impact 8,770 acres of agricultural resources, and SR-10 would impact 3,574 acres of agricultural resources. The proposed land use designation SR-1 would be assumed to impact one acre of agricultural resources per lot (the entire lot), with a total of 8,442 acres converted. Therefore, based on a conservative estimate and historical agricultural conversion trends from the subdivision of land within the unincorporated County, implementation of the proposed rural and semi-rural land uses would impact 50,461 acres of agricultural resources. Although rural lands and semi-rural residential lands are generally considered compatible with agriculture, the process of subdividing land in areas that have agricultural resources increases the potential to convert agricultural resources to non-agricultural uses.

State and Federal Lands, Military Installations, Tribal Lands. Table 2.2-11 identifies that the proposed General Plan Update would result in the designation of 68,452 acres of State and federal lands, 22,752 acres of military installation, and 4,903 acres of tribal lands in areas considered to contain County agricultural resources. As shown in Table 2.2-11, the majority of agricultural resources located within State and federal lands (99 percent), military installations (92 percent), and tribal lands (79 percent) are classified as grazing lands. As discussed in Table 2.2-4, grazing lands occupy the greatest acreage of all agricultural land in the County, but represent a category of low value agricultural land use.

Land use activities on State and federal lands, military installations, and tribal lands are outside the jurisdiction of the County of San Diego and would not be impacted by implementation of the proposed project. Existing agricultural resources and operations that exist within these land use designations would not be expected to change under implementation of the proposed General Plan Update. For these reasons, the designation of State and federal land, military installation, tribal land use categories in areas containing existing agricultural resources would not represent a direct conversion of agricultural resources to non-agricultural uses.

Specific Plan Areas. Table 2.2-11 identifies that the proposed General Plan Update would result in the designation of 13,083 acres of specific plan area land uses in areas considered to contain County agricultural resources. As shown in Table 2.2-11, 83 percent of the agricultural resources located within specific plan areas are classified as grazing lands. Grazing lands occupy the greatest acreage of all agricultural land in the County, but represent a category of low value agricultural land use. In order to be designated as a specific plan area, a specific plan is subject to CEQA review, which requires an analysis of the potential impacts that a specific plan would have on existing County agricultural resources. Specific plan areas denoted within the proposed General Plan Update have been approved in the past with corresponding environmental analysis documents. Any potential impacts to agricultural resources resulting from specific plan areas have been previously addressed and mitigated, if necessary, in the CEQA documents prepared for the specific plans. Therefore, the specific plan area land use designation proposed in General Plan Update would not result in further impacts to agricultural resources.

Open Space (Conservation), Open Space (Recreation) and Public/Semi-Public Facilities.

As shown in Table 2.2-11, 140,493 total acres of open space (conservation), 289 total acres of open space (recreation) and 5,024 total acres of public/semi-public facilities land uses would be designated in areas considered to contain County agricultural resources. Under the proposed General Plan Update, the open space (conservation) designation would primarily be applied to lands dedicated to open space that are owned by a jurisdiction, public agency, or conservancy group. Allowed uses would include habitat preserves, passive recreation, and reservoirs. Grazing and other uses would be permitted if they do not substantially diminish protected resources or alter the character of the area. As shown in Table 2.2-11, 98 percent of the agricultural resources located in areas designated as open space (conservation) are classified as grazing lands. In rare cases, open space (conservation) would prohibit grazing in favor of biological preservation. However, biological preservation generally occurs in areas separate from those with existing agricultural resources. Open space (conservation) lands located in the unincorporated County and owned by a conservancy group would remain under the jurisdiction of the County. Open space (conservation) lands located in the unincorporated County and owned by alternative jurisdictions or public agencies, such as school or water districts, are not under the jurisdiction of the County. Regardless of ownership, the land uses currently implemented in the open space (conservation) areas would not be expected to change under

implementation of the proposed General Plan Update. Therefore, the designation of an open space (conservation) use over an existing agricultural resource would not represent a direct conversion.

With implementation of the proposed General Plan Update, the open space (recreation) designation would apply to large, existing recreational areas while the public/semi-public land use designation would serve to identify major facilities built and maintained for public use. Similar to open space (conservation), the open space (recreation) and public/semi-public land use designations would not typically prohibit agricultural operations in favor of biological preservation, recreational use, or public facilities because these resources and uses generally occur in areas separate from those containing agricultural resources. Additionally, in areas where open space (recreation) and public/semi-public land use designations are under the jurisdiction of other public agencies (such as school districts, water districts or the National Forest Service) and outside the jurisdiction of the County, existing agricultural operations in these areas would not be expected to change with implementation of the General Plan Update. Therefore, the designation of open space (recreation) or public/semi-public land uses in areas considered to contain existing agricultural resources would not represent a direct conversion.

Federal, State and Local Regulations and Existing Regulatory Processes

As identified in the Regulatory Framework section above, there are a number of federal, State, and local regulations, programs and policies in place to protect agricultural resources in the County from conversion. These include the Williamson Act, CFCP, OSSA, FMMP, FRPP, San Diego County BOS Policies I-38 and I-133, and the San Diego County Farming Program. Density and lot size restrictions also play a significant role in preserving agricultural resources by limiting the amount of development that can occur in a given area. These restrictions and other zoning regulations also help to maintain the character of areas and minimize development pressures on agricultural lands. However, these regulations can also result in the conversion of agricultural resources by allowing substantial development on and adjacent to agricultural lands.

Projects that are subject to discretionary review by the County undergo an evaluation for agricultural impacts. This evaluation is based on the County's Guidelines for Determining Significance and the LARA model. Through this process, mitigation measures are required for projects that would result in a potentially significant conversion of agricultural land. Some community plans also contain policies that relate to preservation of agriculture and guide decision making on projects that could result in impacts to agricultural resources.

Proposed General Plan Update Goals and Policies

The proposed General Plan Update contains goals and policies within the Land Use, and Conservation and Open Space Elements that would preserve existing agricultural resources within the unincorporated County and promote the agricultural industry within the County to ensure the long term-viability of agricultural resources.

Within the Land Use Element, Goal LU-6 is to create a built environment in balance with the natural environment, scarce resources, natural hazards, and the unique local character of individual communities. Policy LU-6.4 supports this goal by requiring sustainable subdivision design with the intent to protect agricultural operations. Goal LU-7 is to create a land use plan that retains and protects farming and agriculture as beneficial resources that contribute to the County's rural character. Policies in support of this goal include Policies LU-7.1 and LU-7.2,

which would protect agricultural lands with lower density land use designations, and would allow for reductions in lot size for compatible development when tracts of historically agricultural land are preserved in conservation easements for continued agricultural use.

Within the Conservation and Open Space Element, Goal COS-6 is to maintain a viable and long-term agricultural industry and the sustainability of agricultural land uses in San Diego County that serve as a beneficial resource and contributor to the County's rural character and open space network. Policy COS-6.4 supports this goal by supporting the acquisition and voluntary dedication of conservation easements and programs.

Conservation Subdivision Program

In addition to the goals and policies listed above, the County of San Diego is currently proposing a conservation subdivision program which would encourage residential subdivision design that improves preservation of sensitive environmental resources while balancing planned densities and community character. The intention of the program is to accommodate planned growth without sacrificing other essential components of unincorporated communities such as character, habitat lands, farmlands, groundwater supplies, unique topography, historical and cultural resources, scenic resources, recreational trails, and park lands.

The term "conservation subdivision" is typically used to define a compact residential development that includes community open space on the remaining land for the purpose of protecting environmental resources and/or providing recreational facilities. Conservation subdivision design results in numerous benefits, including the retention of existing agriculture/farmland. Other benefits include the preservation of local biodiversity, increased watershed protection, improved recreational opportunities, reduced infrastructure costs, and improved fire protection for residential developments. The conservation subdivision program would focus on those lands designated as semi-rural 10, rural lands 20, rural lands 40, rural lands 80 and rural lands 160.

Farming Program

The County is also in the process of preparing a Farming Program for agricultural planning that would create a framework for an economically and environmentally sustainable agricultural industry. The Farming Program would streamline the regulatory environment for farmers, provide recommendations for the proposed Purchase of Agricultural Conservation Easements (PACE) program, and support County pest exclusion and pest detection efforts designed to minimize the economic damage caused by quarantines and treatment protocols required for new and exotic pests. Participants in the PACE program would voluntarily place easement restrictions on property to protect the agricultural resources associated with the parcel. These easements would either be sold or donated by the landowner, and constitute a legally binding restriction that prohibits certain types of development, such as residential or commercial use, from taking place on the land.

Summary

As discussed above, the following land uses proposed by the General Plan Update would be considered to represent a direct conversion of agricultural resources, if designated in areas considered to contain existing County agricultural resources: village residential, village core mixed use, industrial, commercial and office professional. The proposed General Plan Update

would designate these land uses over approximately 5,502 acres of existing County agricultural resources. Additionally, the potential subdivision of rural and semi-rural lands would result in the conversion of agricultural resources to non-agricultural land uses. Based upon historical agricultural conversion trends from the subdivision of land within the unincorporated County, implementation of the proposed rural and semi-rural land uses would potentially convert 50,461 acres of agricultural resources. Therefore, implementation of the proposed General Plan Update would result in the direct conversion of 55,963 acres of agricultural resources to non-agricultural land uses. While existing County policies and regulations and proposed General Plan Update goals and policies are intended to protect agricultural resources, specific measures that implement these policies and regulations are proposed to ensure that the intended protections are achieved. Therefore, the proposed project would result in a potentially significant impact to agricultural resources and specific implementation programs are identified as mitigation.

2.2.3.2 Issue 2: Land Use Conflicts

Guidelines for Determination of Significance

Based on Appendix G of the CEQA Guidelines and the County of San Diego Guidelines for Determining Significance, Agricultural Resources, the proposed General Plan Update would have a significant impact if it would conflict with a Williamson Act Contract (contract) or the provisions of the California Land Conservation Act of 1965 (Williamson Act). Additionally, a significant impact would occur if the proposed project would conflict with existing zoning for agricultural use.

Impact Analysis

Williamson Act Contracts

Within the unincorporated County, there are approximately 402,100 total acres of land in designated Agricultural Preserves. Although land may be in a County adopted Agricultural Preserve, and bear the “A” Special Area Regulation Designator, it should be noted that the vast majority of these areas are not in active agriculture. Table 2.2-10 identifies the distribution of Agricultural Preserves by CPA. Those areas with the largest acreage of preserves include Central Mountain Subregion - remainder (30,113 acres), Desert Subregion (48,777 acres), Jamul/Dulzura CPA (31,157 acres), Pala/Pauma Valley Subregion (20,301 acres), Pine Valley (within the Central Mountain CPA) (62,069 acres) and Ramona CPA (26,114 acres). Figure 2.2-6 depicts the location of Agricultural Preserves throughout the County.

Any land in a County adopted Agricultural Preserve is eligible for entry into a Williamson Act Contract. However, while approximately 402,100 acres of land are within County adopted Agricultural Preserves, only approximately 80,500 acres of land are currently under Williamson Act Contract. In addition, very few of these contracts were recently established. Table 2.2-10 identifies CPA's with lands currently under Williamson Act Contract. Those areas with the largest areas under contract include Cuyamaca (Central Mountain Subregion) (3,946 acres), Desert Subregion (3,007 acres), Jamul/Dulzura Subregion (3,289 acres), Julian CPA (5,352 acres), North Mountain Subregion – remainder (31,280 acres), and Ramona CPA (5,401 acres). Figure 2.2-6 depicts the location of land under Williamson Act Contract throughout the County.

Implementation of the proposed General Plan Update would remove parcels from adopted Agricultural Preserves for most of the land that is not currently under a Williamson Act Contract. Additionally, implementation of the General Plan Update would remove the County Zoning Ordinance “A” Special Area Regulation Designator in all Agricultural Preserves not currently under a Williamson Act Contract. The removal of parcels from adopted Agricultural Preserves and the “A” designator would apply to approximately 321,590 acres of land throughout the County. However, for those lands under Contract, when the Contract expires, the land would continue to be designated as an Agricultural Preserve with the “A” designator, unless the owner applies to have the designation removed through an action by the County BOS. As noted above, there are use restrictions under the Williamson Act and the “A” Special Area Regulation Designator that would continue to run with the land until the property owner applied, and was approved for, the removal of their parcel(s) from the Agricultural Preserve. Therefore, although implementation of the proposed General Plan Update would remove lands not currently under a Williamson Act Contract from County adopted Agricultural Preserves, it would not result in a conflict with any existing Williamson Act Contract or the provisions of the Williamson Act.

Although a direct land use conflict would not occur, agricultural resources would be impacted from the removal of non-contracted lands from Agricultural Preserves. One purpose of an Agricultural Preserve is to protect Williamson Act Contract lands from nearby incompatible development. By removing lands from a preserve at the boundary of a Contract area, new incompatible land uses could be developed adjacent to existing agricultural resources. Incompatible land uses could result in an indirect conversion of agricultural resources. Therefore, because implementation of the proposed General Plan Update would remove the Agricultural Preserve designation, a potential land use conflict would occur because agricultural resources under Williamson Act Contract, and in the vicinity of the areas removed from Agricultural Preserve designation, may no longer be fully protected from surrounding development pressures. This would be considered a potentially significant impact. As an example, Williamson Act Contract lands located in Ramona would be indirectly impacted by the higher density residential land uses proposed by the General Plan Update, which would replace areas that were previously under a County-adopted Agricultural Preserve. Indirect impacts to agricultural resources are further discussed below in Issue 3: Indirect Conversion of Agricultural Resources. However, it should be noted that the majority of Williamson Act Contract lands are located in the central portion of the County, within the Central Mountain and North Mountain Subregions (see Figure 2.2-6). Generally, the proposed General Plan Update would designate lower-density land uses into these areas, thereby reducing the overall potential for incompatible development of adjacent lands.

Agricultural Zoning

The County Zoning Ordinance establishes zones which regulate the use of land, height of buildings, area of lots, setbacks, and other patterns. County zoning maps show the boundaries of such zones. The County Zoning Ordinance, Section 2700-2720, currently has two designations for agricultural zoning, A70 – limited agriculture and A72 – general agriculture. Figure 2.2-7 identifies the areas within the County that are designated A70 and A72. As shown in Table 2.2-12, approximately 313,150 acres of land within the unincorporated County are zoned A70 and 430,676 acres are zoned A72. A70 and A72 zones do not serve to protect and preserve agricultural land uses, rather these zones regulate land use, such as the number of outbuildings or animals allowed on a property. The zoning regulations do not exclusively permit agricultural uses and often residential, commercial or industrial operations exist within these zones. Conversely, the zoning regulations do not restrict agricultural operations throughout the

County, as current zoning allows for agriculture in every area of the County. Table 2.2-12 identifies the proposed General Plan Update land use designations and acreages in areas currently zoned A70 and A72. The majority of land uses proposed under implementation of the General Plan Update, and within the A70 or A72 zones, would be rural lands, semi-rural residential lands, open space, and State and federal lands, which are generally regarded as compatible land uses for agricultural operations.

The land uses proposed under the General Plan Update would not conflict with agricultural zoning. Although A70 and A72 zones specifically address agriculture, agricultural operations are allowed in every area of the County. Additionally, a number of other zoning requirements also apply to lands in A70 and A72 zones. Under existing conditions, no zoning designation exclusively regulates agricultural operations. This would also be true with implementation of the proposed General Plan Update. No exclusive land use designation to regulate or restrict the location of agricultural operations is proposed and agricultural operations would be allowed in every area of the County under the proposed project. Therefore, implementation of the proposed General Plan Update would not conflict with existing agricultural zoning, and a potentially significant impact would not occur.

Federal, State and Local Regulations and Existing Regulatory Processes

In addition to the regulations identified in the Regulatory Framework section above, all parcels in the County that are subject to a Williamson Act contract are specifically noted in the County's GIS database. Additionally, all Williamson Act Contract lands are within Agricultural Preserves, which receive an "A" Special Area Regulation Designator pursuant to the Zoning Ordinance. These notes and designations are intended to ensure that any land use permit that is processed by the County is consistent with the Williamson Act, including the County adopted Agricultural Preserve and Contract. For those parcels under Contract, the "A" designator would generally be superseded by the requirements and restrictions of the established Contract. For non-contracted lands, the "A" designator further imposes findings on any proposal that requires a Major Use Permit to ensure that the use is not incompatible with the continued agricultural use of land within the Agricultural Preserve, thereby, reducing the potential indirect effects of a proposed use. Subdivisions are also reviewed in light of the Subdivision Map Act which contains specific mention of Williamson Act Contract lands, as well as lands not under Contract but within an adopted Agricultural Preserve. Projects that are subject to discretionary review by the County are also reviewed for Williamson Act Contract conflicts based on the County's Guidelines for Determining Significance and CEQA. These guidelines require that the evaluation extends to areas adjacent to Williamson Act Contract lands, as well as the lands under Contract.

Proposed General Plan Update Goals and Policies

The proposed General Plan Update contains goals and policies within the Land Use Element and the Conservation and Open Space Element that would reduce agricultural land use conflicts. Goal LU-7 creates a land use plan that retains and protects farming and agriculture as beneficial resources that contribute to the County's rural character. Policy LU-7.1 would protect agricultural lands with lower density land use designations that support continued agricultural operations. Goal COS-6 aims to create a viable and long-term agricultural industry and the sustainability of agricultural land uses in San Diego County that serve as a beneficial resource and contributor to the County's rural character and open space network. Policy COS-6.3 would require planning for new development adjacent to agricultural land uses to encourage siting

compatible recreational and open space uses and multi-use trails adjacent to the agricultural lands, where these uses are mutually beneficial and would minimize conflicts with non-agricultural land uses.

Summary

Implementation of the proposed General Plan Update would remove non-contracted lands from County adopted Agricultural Preserves and remove the “A” designator from these lands. By removing lands from a preserve at the boundary of a Contract area, new incompatible land uses could be developed adjacent to existing agricultural resources. Therefore, because implementation of the proposed General Plan Update would remove the agricultural preserve designation, a potential land use conflict would occur because agricultural resources under Williamson Act Contract, and in the vicinity of the areas removed from the Agricultural Preserve designation, may no longer be fully protected from surrounding development pressures. Therefore, this would be considered a potentially significant impact. While existing County policies and regulations and proposed General Plan Update goals and policies are intended to protect agricultural resources, specific measures that implement these policies and regulations are proposed to ensure that the intended protections are achieved. Therefore, the proposed project is concluded to result in a potentially significant impact to Williamson Act Contract Lands and specific implementation programs are identified as mitigation.

2.2.3.3 *Issue 3: Indirect Conversion of Agricultural Resources*

Guidelines for Determination of Significance

Based on Appendix G of the CEQA Guidelines and the County of San Diego Guidelines for Determining Significance, Agricultural Resources, the proposed County General Plan Update would have a significant impact if it would involve other changes in the existing environment which, due to their location or nature, could result in conversion of a San Diego County agricultural resource to non-agricultural use.

A potentially significant indirect impact to a San Diego County agricultural resource would occur if proposed land uses under the General Plan Update would result in compatibility conflicts with existing agricultural activities. Land use/agricultural interface issues often arise from dust, noise, liability concerns, trespassing, theft, competition for water, traffic, pest introduction and conflicts with pesticide use. The type of agricultural use and the sensitivity of the nearby land uses would be key considerations in determining agricultural compatibility. As an example, orchard crops would be more likely to be compatible with surrounding residential uses than a confined animal feeding operation. In addition, if a sensitive use, such as a school, church, day care or other use involving a concentration of people is proposed within one mile of an existing agricultural operation or land under contract, land use/agricultural interface conflicts could increase. If these conflicts would result in the conversion of agricultural resources to a non-agricultural uses, then a potentially significant impact would occur.

Impact Analysis

Land uses proposed near an active agricultural use have the potential to cause the conversion of agricultural resources to non-agricultural uses because of the potential incompatibility between the proposed use and existing agricultural activity. Adverse impacts caused by

incompatible development near agricultural uses would include, but would not be limited to: farm practice complaints; pesticide use limitations; liability concerns; economic instability caused by urbanization and changing land values; trespassing, theft, and vandalism; damage to equipment, crops, and livestock; introduction of urban use pollutants entering farm water sources; competition for water; development affecting recharge of groundwater; soil erosion and storm water runoff emanating from urban use; shading of crops from inappropriate buffering; importation of pests and weeds from urban areas or introduced pest populations from unmaintained landscaping; increased traffic; effects of nighttime lighting on growth patterns of greenhouse crops; and interruption of cold air drainage.

The Farmland Protection Action Guide published by the Institute for Local Self Government (ILSG 2002) summarizes the conflicts that occur at the agriculture urban interface as follows:

“This situation is a common one: A fast-growing community approves a subdivision located on farmland, placing new homes right next to farms. Proximity to the bucolic landscape is one of the development’s most attractive features. But the new homeowners are soon disillusioned by pesticide drift, night harvesting, odor, flies, dust and slow-moving tractors. Farmers also have concerns about adjacent development. Theft and vandalism increase when the surrounding area urbanizes. Imported pests and increased traffic also affect operations. As a result, farmers may see the next wave of development as inevitable, and accordingly reduce investments in their operation. The operation becomes less profitable, real estate becomes more valuable, and soon another farmer is willing to entertain offers from developers. Farming and residential uses are fundamentally incompatible. When they are located next to one another, local agencies can anticipate significant complaints and problems. However, there are several strategies that local agencies can use to head off or reduce such problems, such as creating physical barriers and educating residents to create more appropriate expectations. Such approaches can improve both the quality of life in new subdivisions and farmers’ ability to remain a viable part of the local agricultural economy.”

As described above, conflicts at the agriculture/urban interface flow in two directions: from existing agricultural use to a newly established non-agricultural use and from a newly established non-agricultural use to existing agricultural use. Complaints from encroaching urban uses force changes in normal farming practices. Farmers feel pressured to change or discontinue their agricultural operation; reduce investments in the operation; make financial investments in an effort to appease the encroaching urban environment; or reduce productivity and, consequently, income. Although the focus of this analysis is on the impacts to agricultural resources and not the impacts that farms would have on new residential or urban uses, the adverse effects perceived by new urban neighbors near farms must be recognized as an indirect contributor to the degradation of the viability of surrounding farms.

The type of agricultural use and the sensitivity of the nearby land uses are key considerations in determining agricultural compatibility. As an example, orchard crops would be more likely to be compatible with surrounding residential land uses than a confined animal feeding operation. Orchard crops such as citrus typically have fewer compatibility issues than nurseries, confined animal facilities, and row crop production, due to lower chemical treatments, less farmworker presence, less truck traffic, and fewer odors. In addition, if a sensitive use, such as a school, church, day care or other use involving a concentration of people is proposed near an existing

agricultural operation or land under Williamson Act Contract, agricultural interface conflicts could increase. Additionally, growth inducement and the associated extension of infrastructure that can change rural character and increase the likelihood of agriculture/urban interface conflicts would indirectly impact the agricultural resources within the County. Significant economic impacts to active agricultural operations compromise the ongoing viability of agricultural operations and result in an increased likelihood of conversion.

Implementation of the proposed General Plan Update would increase density within the vicinity of some agricultural operations while allowing for agricultural operations to exist within any land use designation, including within the vicinity of sensitive receptors. As shown in Figure 2.2-1, the majority of FMMP-classified Prime Farmland, Farmland of Local Importance, Farmland of Statewide Importance and Unique Farmland are clustered in the western portion of the unincorporated County, near incorporated jurisdictions and within or adjacent to the SDCWA service area. The location of existing agricultural resources is further shown in Figure 2.2-2, where the majority of orchards and vineyards, truck crops, intensive agriculture, and field crops are located within or adjacent to the SDCWA boundary. Implementation of the proposed General Plan Update would redirect 80 percent of the projected population growth into the western portion of the County, specifically areas within the SDCWA service area. This would be consistent with the policies included in the Cortese-Knox-Hertzberg Local Government Reorganization Act of 2000, which requires that development of land for uses other than open-space uses be guided away from existing prime agricultural lands, unless that action would not promote the planned, orderly, efficient development of an area. Implementation of the General Plan Update would direct non-open space development into appropriate areas; however, the redirection of high density growth into areas containing agricultural resources would cause some indirect conversion (in addition to the direct conversion discussed in Issue 1: Direct Conversion of Agricultural Resources) of agricultural resources to non-agricultural use, due to the land use conflicts discussed above. Therefore, this would be considered a potentially significant impact.

It should be noted that not all agricultural resources would be adversely affected by the proposed shift of density to areas within or adjacent to the existing SDCWA service area. As shown in Figure 2.2-2, the County has significant grazing land resources that are located outside of the SDCWA boundary and that would not be adversely affected by implementation of the General Plan Update. Implementation of the General Plan Update would retain lower density development in eastern unincorporated San Diego County, which could result in an increase of agricultural resources in that area. Additionally, within certain areas in the County, such as Bonsall, implementation of the General Plan Update would maintain lower density development near agricultural resources in order to reduce potential land use conflicts.

Other indirect effects that would cause the conversion of agricultural resources to non-agricultural uses include various project features such as: 1) the proposed removal of non-contracted lands from County adopted Agricultural Preserves; 2) the placement of public trails on agricultural lands; and 3) the additional competition for water from proposed residential, commercial, industrial uses. The removal of non-contracted lands from Agricultural Preserves may remove a barrier to growth in the vicinity of existing agricultural operations, thereby resulting in indirect conversion to non-agricultural uses for some areas. Trails adjacent to agricultural lands can result in increased trespassing, theft, and potential disease to crops. For example, trails in avocado orchards can increase exposure to avocado root rot. Although policies within the County Trails Master Plan and the proposed General Plan Update specifically require trails to be placed a certain distance and downhill from orchards to avoid root rot, it is

difficult to restrict hikers from veering off established trails and into agricultural areas. Root rot is easily transmitted to avocados because the spores of the disease move naturally through the soil and are spread on horse hoofs and on the shoes of trail users. The competition over limited water resources in the region is an escalating issue that particularly affects farmers. Such water supply constraints may indirectly result in the conversion of existing agricultural resources to non-agricultural uses. Additional analysis regarding water supply in the County is included in Section 2.16.3.4 Issue 4: Adequate Water Supplies.

On occasion, federal, State and local environmental regulations also contribute to the indirect conversion of agricultural resources. For example, livestock or poultry operations in the vicinity of a creek would be subject to water quality standards and setbacks to prevent agricultural wastes and runoff from reaching the creek. Regulations requiring setbacks could result in the loss of some existing agricultural resources near the creek while additional costs associated with managing agricultural operations in compliance with applicable water quality standards could drive up operational costs such that an indirect conversion of agricultural resources would occur.

Federal, State and Local Regulations and Existing Regulatory Processes

Federal, State, and local regulations that protect agricultural lands from conversion, both direct and indirect, are summarized under Section 2.2.3.1, Issue 1: Conversion of Agricultural Resources. Additionally, the County's Guidelines for Determining Significance require that lands adjacent to agricultural resources be evaluated for possible impacts.

To offset the indirect conversion of agricultural resources, the County of San Diego is in the process of formulating and implementing a number of programs to help preserve agricultural resources, such as the PACE program. This program would create agricultural easements for the protection of agricultural resources throughout the County. Generally, agricultural easements are effective in protecting and retaining farming operations, even for properties that are later purchased by non-farmers primarily for residential use. The reason for this is that residential purchasers tend to lease their newly acquired land to active farmers for ease of management and tax reasons. However, there are challenges to agricultural easement programs. Often jurisdictions have difficulty completing acquisitions stated in the program goals for reasons such as the high cost of land in the San Diego County region. Also, many communities with agricultural easements experience a decline in agricultural services, such as farm supply outlets, tractor dealers and processing facilities, causing the viability of agricultural operations to be compromised (AFT 2006).

Proposed General Plan Goals and Policies

The proposed General Plan Update contains goals and policies within the Land Use Element, Housing Element, and Conservation and Open Space Element that would help reduce the potential for the indirect conversion of agricultural resources to non-agricultural uses. Within the Land Use Element, Goal LU-6 is to create a built environment, in balance with the natural environment, scarce resources, natural hazards, and the unique local character of individual communities. Policy LU-6.4 supports this goal by requiring residential subdivisions to conserve open space and natural resources and protect agricultural operations including grazing. Goal LU-7 is to create a land use plan that retains and protects farming and agriculture as beneficial resources that contribute to the County's rural character. Policies in support of this goal include Policies LU-7.1 and LU-7.2, which would protect agricultural lands with lower density land use

designations and allow for reductions in lot sizes when large tracts of historically agricultural land are preserved in conservation easements for continued agricultural use.

Within the Conservation and Open Space Element, Goal COS-6 is to create a viable and long-term agricultural industry and the sustainability of agricultural land uses in San Diego County that serve as a beneficial resource and contributor to the County's rural character and open space network. Policies COS-6.2 and COS-6.3 supports this goal by protecting existing agricultural operations from encroachment of incompatible land uses.

Summary

Implementation of the proposed General Plan Update would result in an indirect conversion of agricultural resources to non-agricultural land uses for a variety of reasons, as discussed above. While existing County policies and regulations and proposed General Plan Update goals and policies are intended to protect agricultural resources from indirect conversion, specific measures that implement these policies and regulations are proposed to ensure that the intended protections are achieved. Therefore, the proposed project is concluded to result in a potentially significant impact to the indirect conversion of agricultural resources and specific implementation programs are identified as mitigation.

2.2.4 Cumulative Impacts

The geographic scope for cumulative analysis of agricultural resources is the San Diego region, which includes the entire County of San Diego, including incorporated areas, Riverside County, Orange County and Imperial County. The scope for the cumulative analysis has been defined by the climatic conditions of southern California that create a subtropical climate that optimizes the production of a variety of crops that would be more difficult to produce elsewhere.

2.2.4.1 Issue 1: Direct Conversion of Agricultural Resources

In general, agricultural resources are in decline in the San Diego region. This decline can be attributed, in part, to the increasing population in the region and subsequent pressures that would require the direct conversion of lands supporting agricultural resources to be converted to non-agricultural uses. Cumulative projects in the incorporated cities and surrounding counties would have the potential to convert agricultural lands and resources to non-agricultural uses from the development of incompatible land uses such as commercial, industrial or high density residential. Additionally, tribal lands within the County currently account for approximately 19 percent of the total agricultural operations in the unincorporated County. Many of the tribes are planning to construct new residential, commercial, casino, and resort developments, which would have the potential to directly convert agricultural resources to non-agricultural land uses. Therefore, cumulative projects would result in a potentially significant impact related to the direct conversion of agricultural resources in the San Diego region.

As discussed above, implementation of the proposed General Plan Update would result in the direct conversion of agricultural resources to non-agricultural uses due to the loss of agricultural viability under some proposed land use designations. In combination with other cumulative projects, such as development projects allowable under surrounding jurisdictions general plans and tribal projects, the proposed project would have a cumulatively considerable contribution to a regionally significant impact to the direct conversion of agricultural land.

2.2.4.2 *Issue 2: Land Use Conflicts*

Within the San Diego region, incorporated cities and surrounding counties designate and adopt Agricultural Preserves, enter into Williamson Act Contracts and adopt agricultural zoning to protect their agricultural resources. With these regulations in place, cumulative projects occurring in the San Diego region, such as development allowable under surrounding jurisdictions' general plans, would not result in conflicts with existing agricultural zoning or Williamson Act Contracts. Additionally, implementation of any cumulative project would be subject to CEQA review, which requires an analysis of the potential impacts that a proposed project would have on agricultural lands. Any potential impact to agricultural resources from a proposed cumulative project would have undergone analysis and mitigation, if required, to reduce any direct conversion of agricultural resources to a level below significance. Therefore, cumulative projects would not result in a potentially significant impact related to agricultural land use conflicts.

Implementation of the General Plan Update would result in a potentially significant conflict with agricultural zoning or land under Williamson Act Contract. However, as discussed above, a potentially significant cumulative impact would not occur from the combined impacts of other cumulative projects. Therefore, the proposed General Plan Update would not contribute to a potentially significant cumulative impact.

2.2.4.3 *Issue 3: Indirect Conversion of Agricultural Resources*

Within the San Diego region, the indirect conversion of farmland is increasing due to population growth and the subsequent development required to support this growth. Land use conflicts often arise from increased agricultural/urban interface areas, high operating costs, and escalating property values. These conflicts have the potential to occur in incorporated cities and surrounding counties. Development on tribal lands would also place incompatible land uses in the vicinity of existing agricultural operations. Similar to the proposed project, cumulative projects resulting in urban development are anticipated to indirectly affect the viability of agricultural resources in the region by increasing conflicts related to urban/agricultural interfaces and increasing land values, which would result in a potentially significant cumulative impact. Implementation of the proposed General Plan Update also has the potential to result in an indirect conversion of agricultural resources to non-agricultural uses from conflicts arising from proposed General Plan Update land uses. In combination with other cumulative projects such as development projects allowable under surrounding jurisdictions' general plans and tribal projects, the proposed project would have a cumulatively considerable contribution to a regionally significant impact to the indirect conversion of agricultural land.

2.2.5 Significance of Impact Prior to Mitigation

Prior to mitigation, the proposed General Plan Update would result in potentially significant direct and cumulative impacts regarding the direct and indirect conversion of agricultural resources to non-agricultural uses. Implementation of the proposed General Plan Update would not result in potentially significant direct or cumulative impact associated with land use conflicts with agricultural zoning or Williamson Act Contract lands.

2.2.6 Mitigation

2.2.6.1 *Issue 1: Conversion of Agricultural Resources*

The proposed General Plan Update would allow additional growth and development to occur in the County consistent with proposed land use designations, which would result in the direct conversion of agricultural resources. General Plan Update policies and mitigation measures (described further below), have been identified that would minimize these impacts. Some mitigation measures have been identified that would reduce impacts associated with agricultural resources to below a level of significance; however, the County has determined that their implementation would be infeasible. A discussion of infeasible mitigation measures, as well as General Plan Update policies and feasible mitigation measures is provided below.

Infeasible Mitigation Measures

The following measures were considered in attempting to reduce impacts associated with the direct conversion of agricultural resources within the unincorporated County to below a level of significance. However, the County has determined that these measures would be infeasible, as described below. Therefore, these measures would not be implemented.

- Restrict any development of land uses with allowable densities of 1 du/acre or more, due to potential incompatibilities with agricultural resources. This measure would be infeasible because it would result in restrictions on future development in areas identified for increased growth under the proposed General Plan Update. Restricting land use densities of 1 du/acre or more would result in a greater concentration of lower density land uses distributed throughout the unincorporated County and would discourage sustainable growth because infrastructure costs, vehicle miles traveled and environmental impacts associated with development would be increased. This mitigation measure would conflict with the project objective of promoting sustainability by locating new development near existing infrastructure, services and jobs and conflict with the General Plan Update housing goal of supporting a reasonable share of projected regional population growth.
- Create a land use designation solely for agricultural resources, within which no other land uses would be allowable. This measure would be infeasible because it would result in restrictions on future development in areas identified for increased growth under the proposed General Plan Update and/or areas where existing land uses are not the same as the land uses proposed by the General Plan Update. Additionally, many agricultural operations throughout the unincorporated County are unique in that they operate on small lots, located adjacent to a variety of land uses, such as residential. Creating an agriculture-resource-only land use designation would negatively impact many existing County agricultural operations located in non-agricultural land uses. Therefore, this measure would conflict with the proposed project's objective to preserve agriculture as an integral component of the region's economy, character, and open space network.

Because the measures listed above have been found to be infeasible, impacts would remain significant and unavoidable. Chapter 4.0, Project Alternatives, provides a discussion of several land use alternatives to the proposed project that would result in some reduced impacts associated with direct conversion of agriculture as compared to the proposed project.

General Plan Update Policies

The following policies would reduce impacts associated with the direct conversion of agricultural resources, but not to below a significant level.

Policy LU-6.4: Sustainable Subdivision Design. Require that residential subdivisions be planned to conserve open space and natural resources, protect agricultural operations including grazing, increase fire safety and defensibility, reduce impervious footprints, use sustainable development practices, and, when appropriate, provide public amenities. [See applicable community plan for possible relevant policies.]

Policy LU-7.1: Agricultural Land Development. Protect agricultural lands with lower-density land use designations that support continued agricultural operations.

Policy LU-7.2: Parcel Size Reduction as Incentive for Agriculture. Allow for reductions in lot size for compatible development when tracts of existing historically agricultural land are preserved in conservation easements for continued agricultural use.

Policy COS-6.4: Conservation Easements. Support the acquisition or voluntary dedication of agriculture conservation easements and programs that preserve agricultural lands.

Mitigation Measures

The following mitigation measures would reduce impacts associated with the direct conversion of agricultural resources, but not to below a significant level.

Agr-1.1 Implement the General Plan Regional Category map and Land Use Maps which protect agricultural lands with lower density land use designations that will support continued agricultural operations.

Agr-1.2 Develop and implement programs and regulations that protect agricultural lands (such as the CEQA guidelines, Zoning Ordinance, Right to Farm Act, Open Space Subvention Act, Farm and Ranch Lands Protection Program, San Diego County Agricultural Enterprises and Consumer Information Ordinance, BOS Policy I-133, and the San Diego County Farming Program), as well as, those that support implementation of the Williamson Act (including the CEQA guidelines, Zoning Ordinance, and Subdivision Ordinance).

Agr-1.3 Create a Conservation Subdivision Program that facilitates conservation-oriented project design through changes to the Subdivision Ordinance, Resource Protection Ordinance, Zoning Ordinance, Groundwater Ordinance, and other regulations as necessary with the goal of promoting conservation of natural resources and open space (including agricultural lands) while improving mechanisms for flexibility in project design so that the production of housing is not negatively impacted.

Agr-1.4 Develop and implement the PACE program which compensates landowners for voluntarily limiting future development on their land.

- Agr-1.5** Revise community plans to identify important agricultural areas within them and specific compatible uses and desired buffers necessary to maintain the viability of that area. Community plans are used to review development projects (including General Plan Amendments).

2.2.6.2 Issue 2: Land Use Conflicts

The following General Plan Update policies and mitigation measures would reduce the proposed project's direct impacts related to conflicts with agricultural zoning or Williamson Act Contract lands to a level below significant.

Proposed General Plan Update Policies

Policy LU-7.1: Agricultural Land Development. Protect agricultural lands with lower density land use designations that will support continued agricultural operations.

Policy COS-6.3: Compatibility with Recreation and Open Space. Encourage siting compatible recreational and open space uses and multi-use trails that are compatible with agriculture adjacent to the agricultural lands when planning for development adjacent to agricultural land uses.

Mitigation Measures

The following mitigation measure would reduce impacts associated with conflicts with Williamson Act Contract lands to a level below significant.

- Agr-2.1** Prior to the approval of any Zoning Ordinance Amendment that would result in the removal of an "A" designator from a certain property, an analysis shall be conducted to ensure that the action removing such a designation will not result in any significant direct or indirect adverse impact to a Williamson Act Contract lands.

2.2.6.3 Issue 3: Indirect Conversion of Agricultural Resources

The proposed General Plan Update would designate land uses that would allow additional growth and development to occur in the County which would have the potential to indirectly convert agricultural resources to non-agricultural use. General Plan Update policies and mitigation measures (described further below) have been identified that would minimize these impacts. Some mitigation measures have been identified that would reduce impacts related to the indirect conversion of agricultural resources to below a level of significance; however, the County has determined that their implementation would be infeasible. A discussion of infeasible mitigation measures, as well as General Plan Update policies and feasible mitigation measures is provided below.

Infeasible Mitigation Measures

The following measures were considered in attempting to reduce impacts associated with the indirect conversion of agricultural resources to below a level of significance. However, the

County has determined that these measures would be infeasible, as described below. Therefore, these mitigation measures would not be implemented.

- Within 0.5-mile of any agricultural resource, approve development that is compatible in size and scope with the existing agricultural resource. This measure would be infeasible because it would restrict future development in areas identified for increased growth in the General Plan Update. Small farming operations are typical in the County, and many existing and potential agricultural operations are located on small parcels with intermixed surrounding land uses. This measure would restrict certain types of incompatible development in these areas, which would have the potential to conflict with the land uses proposed under the General Plan Update. This measure would also conflict with the project objective of promoting sustainability by locating new development near existing infrastructure, services and jobs because many existing agricultural resources within the unincorporated County are located in areas where existing infrastructure, services and jobs already exist.

Because the measure listed above has been found to be infeasible, impacts would remain significant and unavoidable. Chapter 4.0, Project Alternatives, provides a discussion of several land use alternatives to the proposed project that would result in some reduced impacts associated with indirect conversion of agriculture as compared to the proposed project.

General Plan Update Policies

The policies listed under Section 2.2.6.3, Issue 1: Direct Conversion of Agricultural Resources are applicable to this issue and incorporated here by reference. The following policies would reduce impacts associated with the indirect conversion of agricultural resources, but not to below a significant level.

Policy COS-6.2: Protection of Agricultural Operations. Protect existing agricultural operations from encroachment of incompatible land uses by doing the following:

- Limiting the ability of new development to take actions to limit existing agricultural uses by informing and educating new projects as to the potential impacts from agricultural operations
- Encouraging new or expanded agricultural land uses to provide a buffer of non-intensive agriculture or other appropriate uses (e.g., landscape screening) between intensive uses and adjacent non-agricultural land uses
- Allowing for agricultural uses in agricultural areas and designing development and lots in a manner that facilitates continued agricultural use within the development.
- Requiring development to minimize potential conflicts with adjacent agricultural operations through the incorporation of adequate buffers, setbacks, and project design measures to protect surrounding agriculture
- Supporting local and State right-to-farm regulations
- Retain or facilitate large and contiguous agricultural operations by consolidation of development during the subdivision process

Policy COS-6.3: Compatibility with Recreation and Open Space. Encourage siting recreational and open space uses and multi-use trails that are compatible with agriculture adjacent to the agricultural lands when planning for development adjacent to agricultural land uses.

Mitigation Measures

The mitigation measures listed under Section 2.2.6.1, Issue 1: Direct Conversion of Agricultural Resources, are applicable to this issue and would be implemented to reduce impacts to the indirect conversion of farmland, although not to below a significant level.

2.2.7 Conclusion

The discussion below provides a synopsis of the conclusion reached in each of the above impact analyses, and the level of impact that would occur after mitigation measures are implemented.

2.2.7.1 Issue 1: Conversion of Agricultural Resources

The following land uses proposed by the General Plan Update would be considered to represent a direct conversion of agricultural resources, if designated in areas considered to contain existing County agricultural resources: village residential, village core mixed use, industrial, commercial and office professional. The proposed General Plan Update would designate these land uses over approximately 5,502 acres of existing County agricultural resources. Additionally, based upon historical agricultural conversion trends, the potential subdivision of rural and semi-rural lands would result in the conversion of 50,461 acres of agricultural resources to non-agricultural uses. Therefore, implementation of the proposed General Plan Update would result in the direct conversion of 55,963 acres of agricultural resources to non-agricultural land uses.

General Plan Update policies and mitigation measures, in addition to compliance with the Farmland Protection Policy Act, the Right to Farm Act, Williamson Act, Cortese-Knox-Hertzberg Local Government Reorganization Act of 2000, OSSA, San Diego County Agricultural Enterprises and Consumer Information Ordinance, San Diego County BOS Policies I-38 and I-133, would partially reduce proposed project impacts related to the conversion of farmland; however, not to below a level of significance. Therefore, project impacts would remain significant and unavoidable. Additionally, the proposed project, in combination with other cumulative projects, would have a cumulatively considerable contribution to the regional loss of agricultural land. To achieve all project objectives of the proposed General Plan Update, impacts related to the direct conversion of agricultural resources would remain significant and unavoidable. Alternatives that would reduce this impact are discussed in Chapter 4.0, Project Alternatives.

2.2.7.2 Issue 2: Land Use Conflicts

Implementation of the proposed General Plan Update would remove non-contracted lands from County-adopted Agricultural Preserves and would also remove the “A” designator from these lands. By removing lands from a preserve at the boundary of a Contract area, new incompatible land uses could be developed adjacent to existing agricultural resources. Therefore, this would

be considered a potentially significant land use conflict to Williamson Act Contract lands. However, implementation of the proposed General Plan Update policies, mitigation measures and required regulations would mitigate this impact to below a level of significance. As discussed above, a potentially significant cumulative impact would not occur from the combined agricultural land use conflict impacts of other cumulative projects. Therefore, the proposed General Plan Update would not contribute to a potentially significant cumulative impact.

2.2.7.3 *Issue 3: Indirect Conversion of Agricultural Resources*

Implementation of the General Plan Update would redirect high density growth into areas containing agricultural resources and potentially cause some indirect conversion of agricultural resources to non-agricultural use, which is considered to be a potentially significant impact. The proposed General Plan policies and mitigation measures, in addition to compliance with applicable regulations such as those discussed under Section 2.2.7.1, Issue 1: Direct Conversion of Agricultural Resources, would partially reduce proposed project impacts related to indirect impacts to agricultural resources, although not to below a level of significance. Additionally, the proposed project would have a cumulatively considerable contribution to a potentially significant cumulative impact associated with the indirect conversion of agricultural land. Therefore, direct and cumulative impacts would be significant and unavoidable. To achieve all project objectives of the proposed General Plan Update, impacts related to the indirect conversion of agricultural resources would remain significant and unavoidable. Alternatives that would further reduce this impact are discussed in Chapter 4.0, Project Alternatives.

Table 2.2-1. San Diego County Farmland Mapping and Monitoring Program Acreages

Land Use Category	Acreage By Category ⁽¹⁾												1984-2006 Net Acreage Changed	Average Annual Acreage Change
	1984	1986	1988	1990	1992	1994	1996	1998	2000 ⁽²⁾	2002 ⁽³⁾	2004 ⁽⁴⁾	2006		
Prime Farmland	15,497	12,364	11,759	12,130	12,014	11,796	11,100	10,660	10,257	9,401	8,527	8,251	-7,246	-329
Farmland of Statewide Importance	28,542	16,090	15,314	15,543	14,466	13,961	13,902	13,617	13,142	13,450	12,181	10,959	-17,583	-799
Unique Farmland	69,588	67,682	69,219	70,819	70,462	69,153	67,734	67,535	57,306	57,522	55,565	53,250	-16,338	-743
Farmland of Local Importance	98,493	115,241	111,451	107,209	102,475	104,493	105,190	105,001	112,398	133,543	134,489	134,892	+36,399	+1,655
Important Farmland Subtotal	212,120	211,377	207,743	205,701	199,417	199,403	197,926	196,813	193,103	213,916	210,762	207,352	-4,768	-217
Grazing Land	159,835	160,232	156,246	152,251	146,306	144,760	142,857	142,335	137,619	111,442	107,328	106,680	-53,155	-2,416
Agricultural Land Subtotal	371,955	371,609	363,989	357,952	345,723	344,163	340,783	339,148	330,722	325,358	318,090	314,032	-57,923	-2,633
Urban and Built-Up Land	252,931	264,889	274,812	287,820	297,095	301,546	307,169	311,491	323,909	332,715	338,845	345,316	+92,385	+4,199
Other Land	1,530,215	1,518,702	1,516,346	1,509,273	1,512,228	1,509,453	1,507,356	1,504,625	1,499,018	1,495,576	1,496,460	1,494,047	-36,168	-1,644
Water Area	11,591	11,494	11,546	11,646	11,646	11,530	11,385	11,429	13,043	13,043	13,298	13,298	+1,707	+78
Total Area Inventoried	2,166,692	2,166,694	2,166,693	2,166,691	2,166,692	2,166,692	2,166,693	2,166,693	2,166,692	2,166,692	2,166,693	2,166,693	1	0

⁽¹⁾ Figures are generated from the most current version of the GIS data. Files dating from 1984 through 1992 were reprocessed with a standardized county line in the Albers Equal Area projection, and other boundary improvements.

⁽²⁾ Water area changed between 1998 and 2000 to reflect digitizing of Barrett Lake and Morena Reservoir from USGS quads, plus other minor corrections.

⁽³⁾ Due to the incorporation of digital soil survey data (SSURGO) during this update, acreages for farmland, grazing and other land use categories may differ from those published in the 2000-2002 California Farmland Conversion Report. In particular, Farmland of Local Importance increased relative to Grazing Lands as a result of the automated selection of qualifying soil units.

⁽⁴⁾ Water area changed in 2004 due to completion of Olivenhain Reservoir.

Percentage of County Inventoried: 80 percent

Source: DLRP 2008b

Table 2.2-2. FMMP Farmland Categories

Prime Farmland
Land with the best combination of physical and chemical features able to sustain long term agricultural production. This land has the soil quality, growing season, and moisture supply needed to produce sustained high yields. Land must have been used for irrigated agricultural production at some time during the four years prior to the mapping date.
Farmland of Statewide Importance
Land similar to Prime Farmland but with minor shortcomings, such as greater slopes or less ability to store soil moisture. Land must have been used for irrigated agricultural production at some time during the four years prior to the last FMMP mapping date.
Unique Farmland
Land of lesser quality soils used for the production of the State's leading agricultural crops. This land is usually irrigated, but may include non-irrigated orchards or vineyards as found in some climatic zones in California. Land must have been cropped at some time during the four years prior to the mapping date.
Farmland of Local Importance
Land of importance to the local agricultural economy as determined by each county's board of supervisors and a local advisory committee. In San Diego County, this category is defined as land that meets all the characteristics of Prime and Statewide, with the exception of irrigation. They are farmlands not covered by the above categories but are of significant economic importance to the county. They have a history of good production for locally adapted crops. The soils are grouped in types that are suited for truck crops (such as tomatoes, strawberries, cucumbers, potatoes, celery, squash, romaine lettuce, and cauliflower) and soils suited for orchard crops (avocados and citrus).
Grazing Land
Land on which the existing vegetation is suited to the grazing of livestock. It has a minimum mapping unit of 40 acres.
Urban and Built-up Land
Land occupied by structures with a building density of at least 1 unit to 1.5 acres, or approximately 6 structures to a 10-acre parcel. This land is used for residential, industrial, commercial, construction, institutional, public administration, railroad and other transportation yards, cemeteries, airports, golf courses, sanitary landfills, sewage treatment, water control structures, and other developed purposes.
Other Land
Land not included in any other mapping category such as low density rural developments; brush, timber, wetland, and riparian areas not suitable for livestock grazing; confined livestock, poultry or aquaculture facilities; strip mines, borrow pits; and water bodies smaller than forty acres. Vacant and nonagricultural land surrounded on all sides by urban development and greater than 40 acres is mapped as Other Land.
Water Area
Perennial water bodies with an extent of at least 40 acres.

Source: DLRP 2006

Table 2.2-3. Existing Agricultural Resource Distribution in the County (in acres)

CPA or Subregion	Grazing Lands		Cropland			Total Acres
	Field Crops	Grazing Lands	Intensive Agriculture	Orchards and Vineyards	Truck Crops	
Alpine	1,103	2,960	14	17	37	4,131
Bonsall	291	2,228	121	6,712	1,896	11,248
Central Mountain	467	53,489	1	4	86	54,047
County Islands	1	3	20	-	3	27
Crest/Dehesa	304	11,503	-	285	-	12,092
Desert	852	32,530	-	3,446	1,452	38,280
Fallbrook	628	2,153	81	13,972	1,510	18,344
Jamul/Dulzura	2,215	20,200	122	367	432	23,336
Julian	232	2,108	-	817	170	3,327
Lakeside	466	14,167	40	580	181	15,434
Mountain Empire	1,312	40,282	0	42	325	41,961
North County Metro	738	8,460	348	8,060	2,084	19,690
North Mountain	1,758	21,572	0	289	806	24,425
Otay	132	12,722	3	-	-	12,857
Pala/Pauma	422	5,056	0	9,346	1,976	16,800
Pendleton/De Luz	242	25,164	0	4,271	2,175	31,852
Rainbow	10	458	21	3,036	920	4,445
Ramona	2,164	19,829	877	5,472	374	28,716
San Dieguito	341	1,985	232	2,216	332	5,106
Spring Valley	24	713	19	-	10	766
Sweet Water	10	3,009	-	2	20	3,041
Valle De Oro	203	3,141	16	61	51	3,472
Valley Center	1,404	6,293	267	24,085	2,154	34,203
Total Acres	15,319	290,025	2,182	83,080	16,994	407,600

Note: Data has been rounded to nearest whole number.

Source: SanGIS 2008

Table 2.2-4. County Agricultural Resource Categories

<p>Grazing Land Category</p> <p>The DPLU grazing land category includes grazing lands and field crops. Both field crops and grazing operations in San Diego County are economically marginal because of a lack of sufficient contiguous area with good soils, sufficient rainfall, and appropriate topography.</p>
<p>Field Crops</p> <p>Field crops include agriculture that requires clearing of native vegetation to plant a crop, but requires little other farm management or inputs. Field crops do not require the use of pesticides or irrigation infrastructure. Most field crops in the County are dryland farmed, restricting active agricultural use of the land to the wet winter months. Field crops include alfalfa, oat, wheat, other grains and similar crops.</p>
<p>Grazing Lands</p> <p>Grazing lands occupy the greatest acreage of all agricultural land in the County, but represent a category of low value agricultural land use. These lands generally involve no mechanical impact to the land and require little support infrastructure. Grazing lands do not require the use of pesticides or irrigation infrastructure. Grazing is a low water use activity reliant on natural water sources or wells. The location of grazing lands in the County reflects this fact, with much of the identified grazing lands being located east of the SDCWA service area.</p>
<p>Cropland Category</p> <p>The DPLU cropland category includes intensive agriculture, orchards and vineyards, and truck crops. Commodities included in the cropland category generally involve more permanent or severe land disturbance.</p>
<p>Intensive Agriculture</p> <p>This category includes semi-agricultural and incidental agricultural operations such as chicken farms, dairies, poultry farms, and livestock feed lots.</p>
<p>Orchards and Vineyards</p> <p>Orchards and Vineyards include crops such as apples, apricots, avocados, citrus fruits and wine grapes.</p>
<p>Truck Crops</p> <p>Truck crops include all indoor and outdoor greenhouse flowers, vegetable crops and row crops. Truck crops include tomatoes, strawberries, cucumbers, potatoes, celery, squash, romaine lettuce, cauliflower and similar crops.</p>

Source: DPLU 2007b

Table 2.2-5. Economics of Agricultural Crops in San Diego County

Year 2007	
Total Value	\$1,536,429,974
Change in Value from 2006	\$74,764,713
Percent Change	+5.1%
Total Acreage	308,991
Change in Acreage from 2006	6,305
Percent Change	-2.0%
Highest Value per Acre	Indoor Flowering & Foliage Plants
Dollar Value per Acre	\$539,029
Crop with the Lowest Value Per Acre	Oat Grain
Dollar Value per Acre	\$14

Source: AWM 2008

Table 2.2-6. Ten Year Comparison of Major Crops in San Diego County (1997-2007)

Agricultural Grouping	1997		2007	
	Acreage	Value (dollars)	Acreage	Value (dollars)
Nursery & Flower Crops	8,295	\$704,988,190	9,836	\$1,042,461,078
Fruit & Nut Crops	42,384	\$215,090,527	46,180	\$231,160,982
Vegetable Crops	13,227	\$112,364,649	6,888	\$159,549,612
Livestock & Poultry Products ⁽¹⁾	Note ⁽¹⁾	\$85,395,203	Note ⁽¹⁾	\$73,324,083
Livestock and Poultry ⁽¹⁾	Note ⁽¹⁾	\$14,082,554	Note ⁽¹⁾	\$20,461,957
Field Crops	107,011	\$5,650,940	246,087	\$5,299,084
Apiary ⁽¹⁾	Note ⁽¹⁾	\$1,153,787	Note ⁽¹⁾	\$3,423,868
Timber ⁽¹⁾	Note ⁽¹⁾	\$629,850	Note ⁽¹⁾	\$749,310
Totals	170,917	\$1,139,355,700	308,991	\$1,536,429,974

⁽¹⁾ acreages not reported, numbers do not add due to rounding

Source: AWM 2008

Table 2.2-7. Number of Farms by Sales Volume in San Diego County

Sales Volume	1997	2007	Change 1997 to 2007 (percent)
Less than \$5,000	4,380	2,875	-34
\$5,000 to \$9,999	690	1,006	45
\$10,000 to \$19,999	564	948	68
\$20,000 to \$24,999	168	267	58
\$25,000 to \$39,999	320	395	23
\$40,000 to \$49,999	123	128	4
\$50,000 to \$99,999	374	345	-7
\$100,000 to \$249,999	300	326	8
\$250,000 to \$499,999	171	135	-21
\$500,000 or more	203	262	29
Totals	7,293	6,687	-8

Source: USDA 2009

Table 2.2-8. Top Ten Organically Produced Crops in San Diego County

Crop	Acreage
Oranges	1,189
Avocados	1,180
Lemons	675
Grapefruit	405
Tangelos/Tangerines	256
Chard	133
Cucumbers	66
Radicchio	62
Beans	59
Persimmons	55

Source: AWM 2008

Table 2.2-9. Existing Agricultural Zones, Designations, Preserves and Contracts in San Diego County (in acres)

CPA or Subregion	Total Acres in CPA	A70 Zone	A72 Zone	(19) Intensive Agriculture Designation	(20) General Agriculture Designation
Alpine	68,136	24,983	31,513	0	13,424
Bonsall	21,037	10,718	283	2,863	70
Central Mountain	203,310	5,854	22,848	0	0
County Islands	520	12	50	0	0
Crest/Dehesa	20,227	5,717	7,765	0	214
Desert	599,107	43	48,768	0	32,433
Fallbrook	36,094	25,984	1,721	108	1,375
Jamul/Dulzura	107,348	4,546	86,911	52	14,193
Julian	33,385	11,539	19,077	11,893	7,400
Lakeside	46,043	20,644	1,874	2,074	388
Mountain Empire	303,906	2,408	56,808	0	25,293
North County Metro	56,163	20,811	8,094	3,672	8,885
North Mountain	311,775	43,809	84,519	0	37,765
Otay	28,432	35	4	0	0
Pala/Pauma	73,692	30,443	14,812	4,226	18,469
Pendleton/De Luz	163,302	14,565	14,380	0	0
Rainbow	9,660	9,028	0	647	408
Ramona	83,995	40,070	26,331	8,129	26,218
San Dieguito	30,025	1,119	0	0	0
Spring Valley	7,479	791	106	0	0
Sweetwater	8,910	610	0	0	0
Valle De Oro	13,137	1,497	342	28	391
Valley Center	55,233	37,924	4,470	770	6,581
Totals	2,280,916	313,150	430,676	34,462	193,507

Note: All data is represented as acreage; Data has been rounded to nearest whole number.

Source: SanGIS 2008

Table 2.2-10. Existing Agricultural Preserves and Williamson Act Contract Lands

CPA or Subregion	Agricultural Preserves (acres)	Williamson Act Contracts (acres)
Alpine CPA	13,417	1,428
Bonsall CPA	303	69
Central Mountain Subregion – Remainder	30,113	2,660
Central Mountain Subregion – Cuyamaca	11,315	3,946
Central Mountain Subregion – Descanso	663	1
Central Mountain Subregion – Pine Valley	62,069	9,696
Crest/Dehesa Subregion	219	43
Desert Subregion	48,777	3,007
Fallbrook CPA	1,972	593
Jamul/Dulzura Subregion	31,157	3,289
Julian CPA	18,433	5,352
Lakeside CPA	402	394
Mountain Empire- Lake Morena/Campo	16,135	901
Mountain Empire Subregion – Jacumba	19	0
Mountain Empire Subregion – Boulevard	9,262	225
Mountain Empire Subregion – Potrero	10,317	58
Mountain Empire – remainder	19,847	679
North County Metro Subregion – Hidden Meadows	335	111
North County Metro Subregion – remainder	8,674	683
North Mountain Subregion – Palomar Mountain	11,813	3,978
North Mountain Subregion – remainder	48,420	31,280
Pala/Pauma Valley Subregion	20,301	2,326
Pendleton/De Luz CPA	500	326
Rainbow CPA	663	293
Ramona CPA	26,114	5,401
San Dieguito CPA	3,071	0
North County Metro Subregion – Twin Oaks	181	31
Valle De Oro CPA	316	171
Valley Center CPA	7,290	3,566
Total	402,098	80,507

Note: Data has been rounded to nearest whole number.

Source: SanGIS 2008

Table 2.2-11. Proposed Land Uses in Areas of Agricultural Resources

Proposed General Plan Update Land Use Designation	Grazing Lands (acres)		Cropland (acres)			Total Acres
	Field Crops	Grazing Lands	Intensive Agriculture	Orchards and Vineyards	Truck Crops	
General Commercial	103	27	0	37	26	193
High Impact Industrial	20	124	13	0	11	168
Limited Impact Industrial	44	92	4	46	13	199
Medium Impact Industrial	71	12	0	8	12	103
Military Installations	65	21,099	0	8	1,580	22,752
State and Federal Lands	71	68,239	0	141	1	68,452
Neighborhood Commercial	18	10	3	17	2	50
Office Professional	0	4	0	0	3	7
Open Space (Conservation)	1,135	102,534	32	475	317	104,493
Open Space (Recreation)	6	152	48	43	40	289
Public/Semi-Public Facilities	312	3,224	69	972	447	5,024
Rural Commercial	48	57	6	67	86	264
Rural Lands (RL-20)	829	14,736	183	20,774	1,596	38,118
Rural Lands (RL-40)	5,630	34,967	401	5,822	2,755	49,575
Rural Lands (RL-80)	800	5,720	1	36	91	6,648
Rural Lands (RL-160)	0	0	0	0	0	0
Semi-rural Residential (SR-1)	814	2,548	143	4,143	794	8,442
Semi-rural Residential (SR-2)	1,294	7,159	455	21,523	2,678	33,109
Semi-rural Residential (SR-4)	1,101	6,745	291	12,355	2,895	23,387
Semi-rural Residential (SR-10)	1,447	6,442	250	13,421	2,263	23,824
Specific Plan Area	459	10,895	130	1,245	354	13,083
Tribal Lands	370	3,888	9	562	74	4,903
Village Core Mixed Use	1	4	36	8	8	57
Village Residential (VR-10.9)	12	17	0	14	0	43
Village Residential (VR-15)	65	30	6	26	9	136
Village Residential (VR-2)	320	699	46	766	436	2,267
Village Residential (VR-2.9)	99	233	24	237	72	665
Village Residential (VR-24)	6	1	0	8	0	15
Village Residential (VR-30)	5	0	0	0	22	27
Village Residential (VR-4.3)	84	223	16	132	395	850
Village Residential (VR-7.3)	88	148	16	194	12	458
Total	15,317	290,029	2,182	83,080	16,992	407,600

Note: Data has been rounded to nearest whole number.

Source: SanGIS 2008

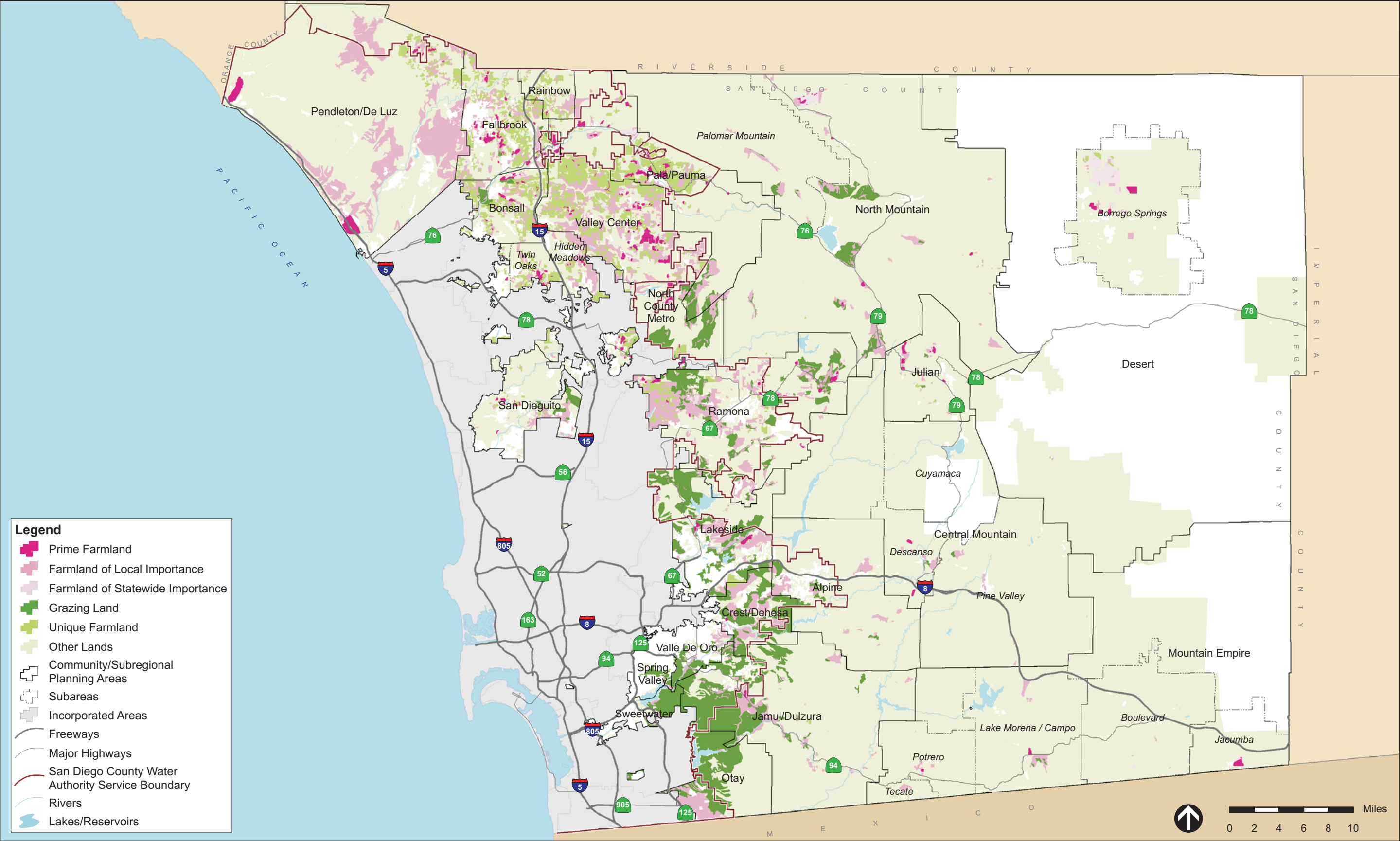
Table 2.2-12. Proposed General Plan Update Land Use Designations in Agricultural Zoning Areas

General Plan Update Land Use Designation	Zoning Area	Acres
General Commercial	A70	25
High Impact Industrial	A70	74
Limited Impact Industrial	A70	105
Medium Impact Industrial	A70	268
Neighborhood Commercial	A70	26
Office Professional	A70	25
Open Space (Conservation)	A70	21,362
Open Space (Recreation)	A70	2,352
Public/Semi-Public Facilities	A70	5,131
Rural Commercial	A70	165
Rural Lands (RL-20)	A70	51,335
Rural Lands (RL-40)	A70	87,535
Rural Lands (RL-80)	A70	3,123
Semi-rural Residential (SR-4)	A70	120,958
Specific Plan Area	A70	658
Village Residential (VR-7.3)	A70	4,556
Subtotal A70		297,698
General Commercial	A72	1
Medium Impact Industrial	A72	1
Neighborhood Commercial	A72	2
Open Space (Recreation)	A72	146,465
Public/Semi-Public Facilities	A72	1,981
Rural Commercial	A72	4
Rural Lands (RL-80)	A72	171,971
Semi-rural Residential (SR-4)	A72	20,096
Specific Plan Area	A72	323
Village Residential (VR-7.3)	A72	110
Subtotal A72		340,954
Total		638,652

Note: Data has been rounded to nearest whole number.

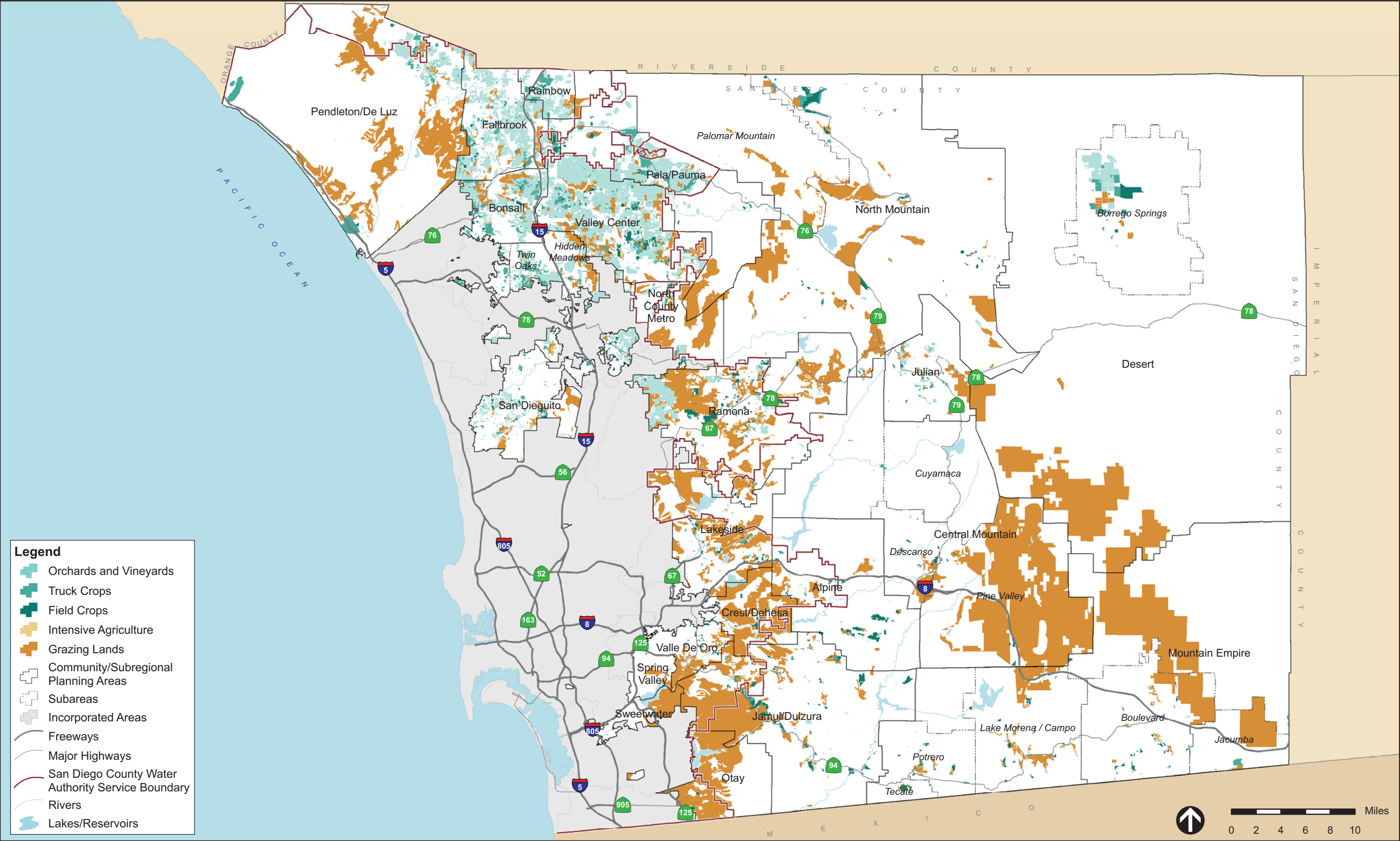
Source: DPLU GIS 2008

This page is intentionally left blank.



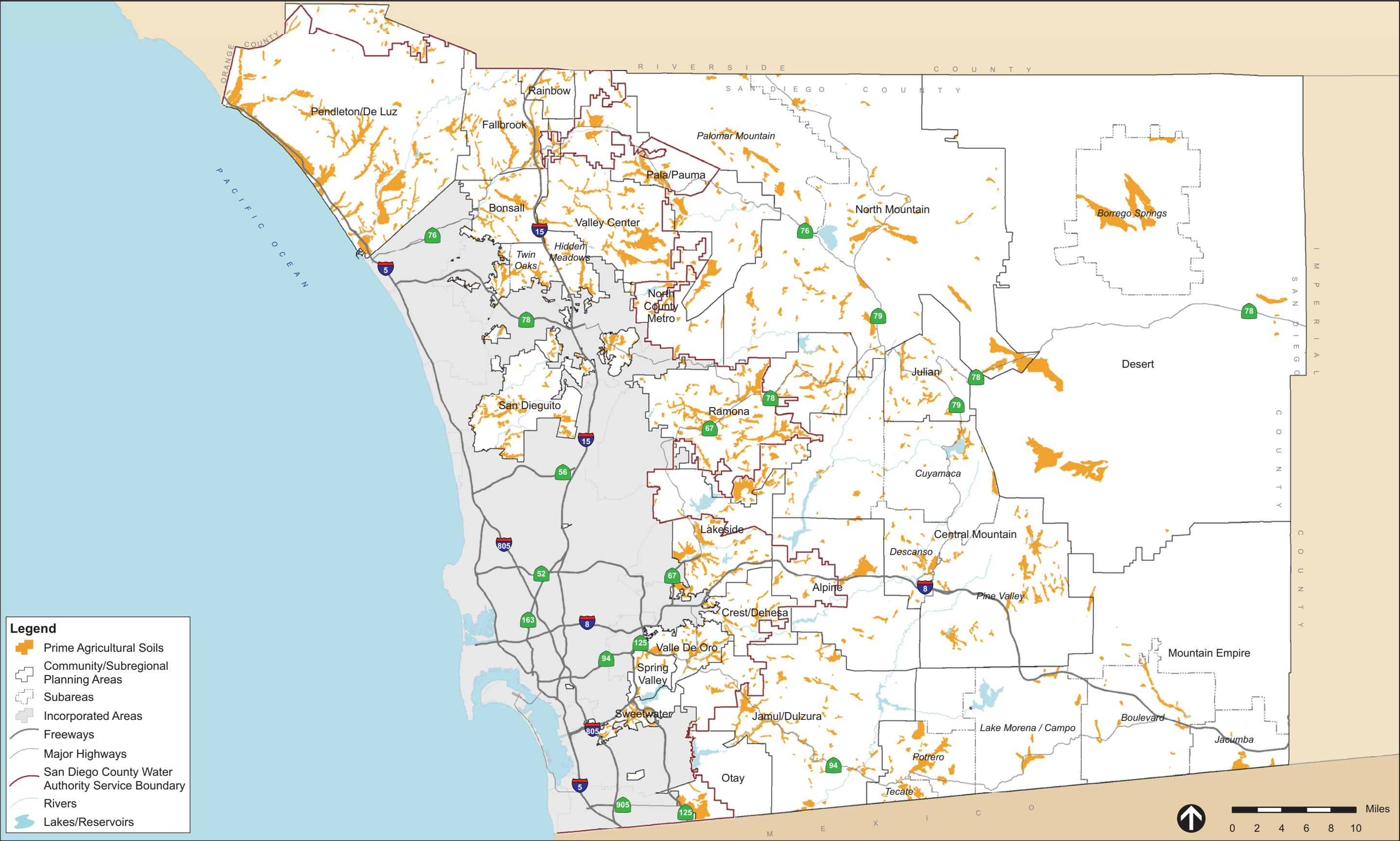
FARMLAND MAPPING AND MONITORING PROGRAM LANDS

FIGURE 2.2-1



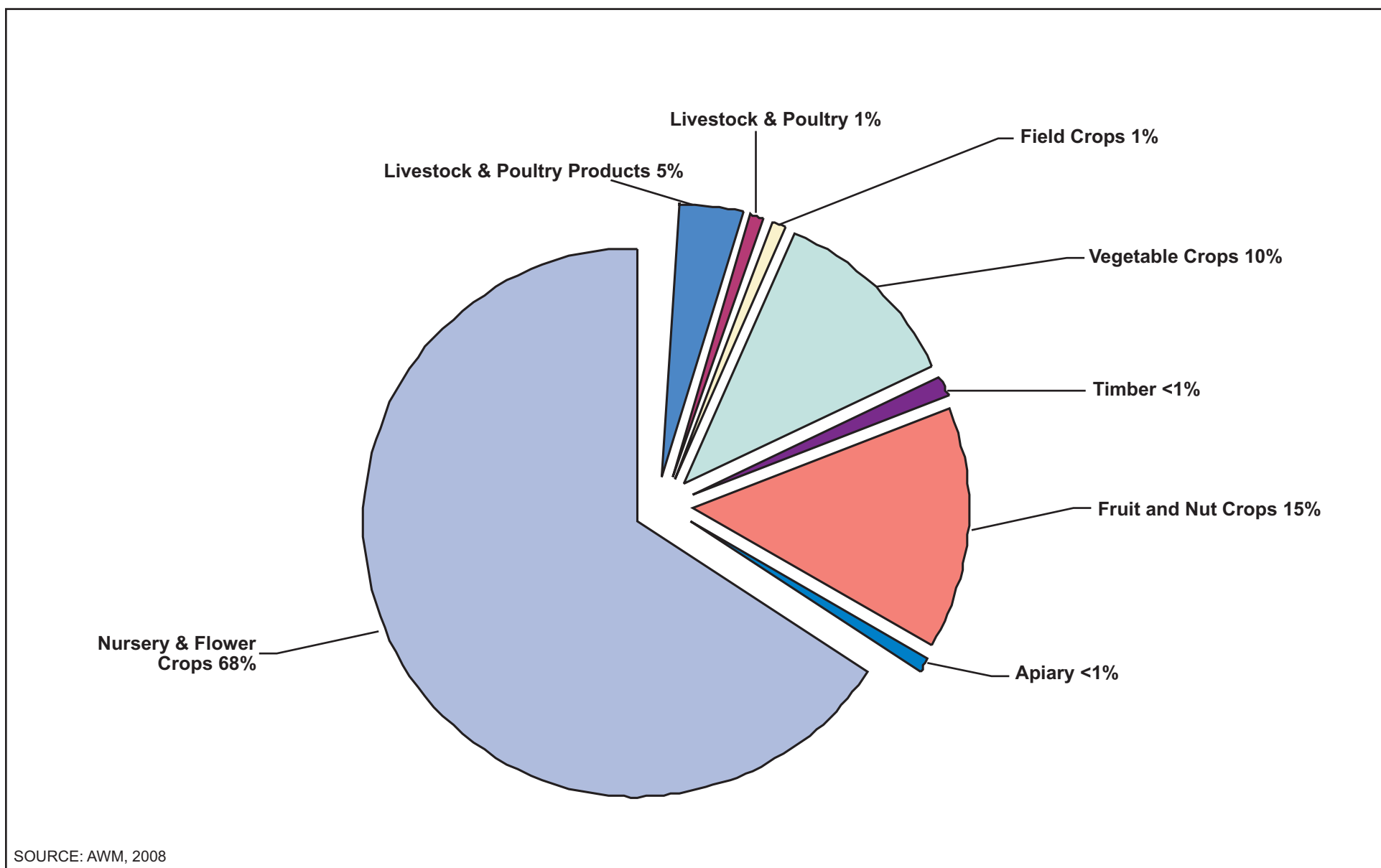
COUNTY IDENTIFIED AGRICULTURAL LANDS

FIGURE 2.2-2



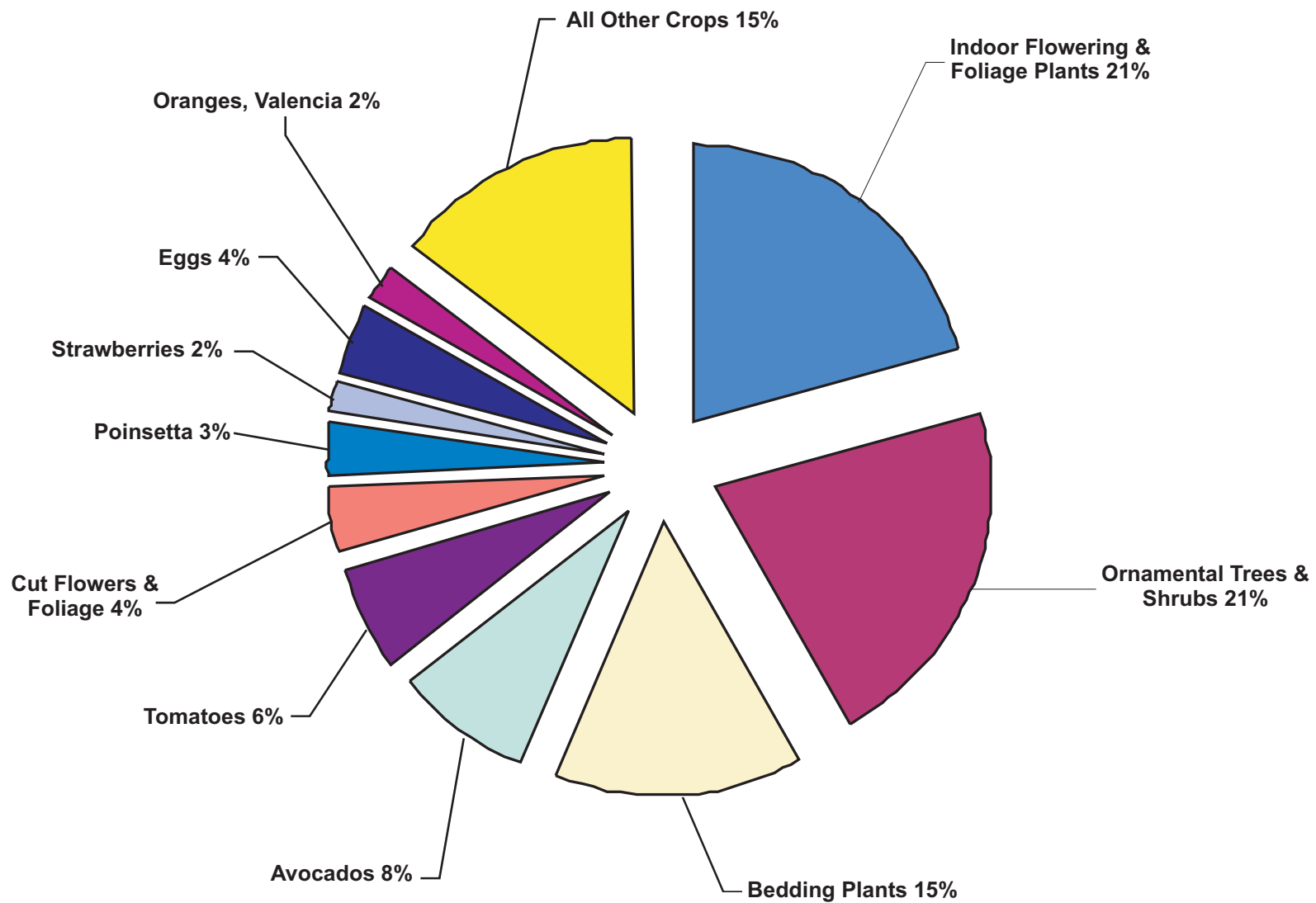
PRIME AGRICULTURAL SOILS

FIGURE 2.2-3

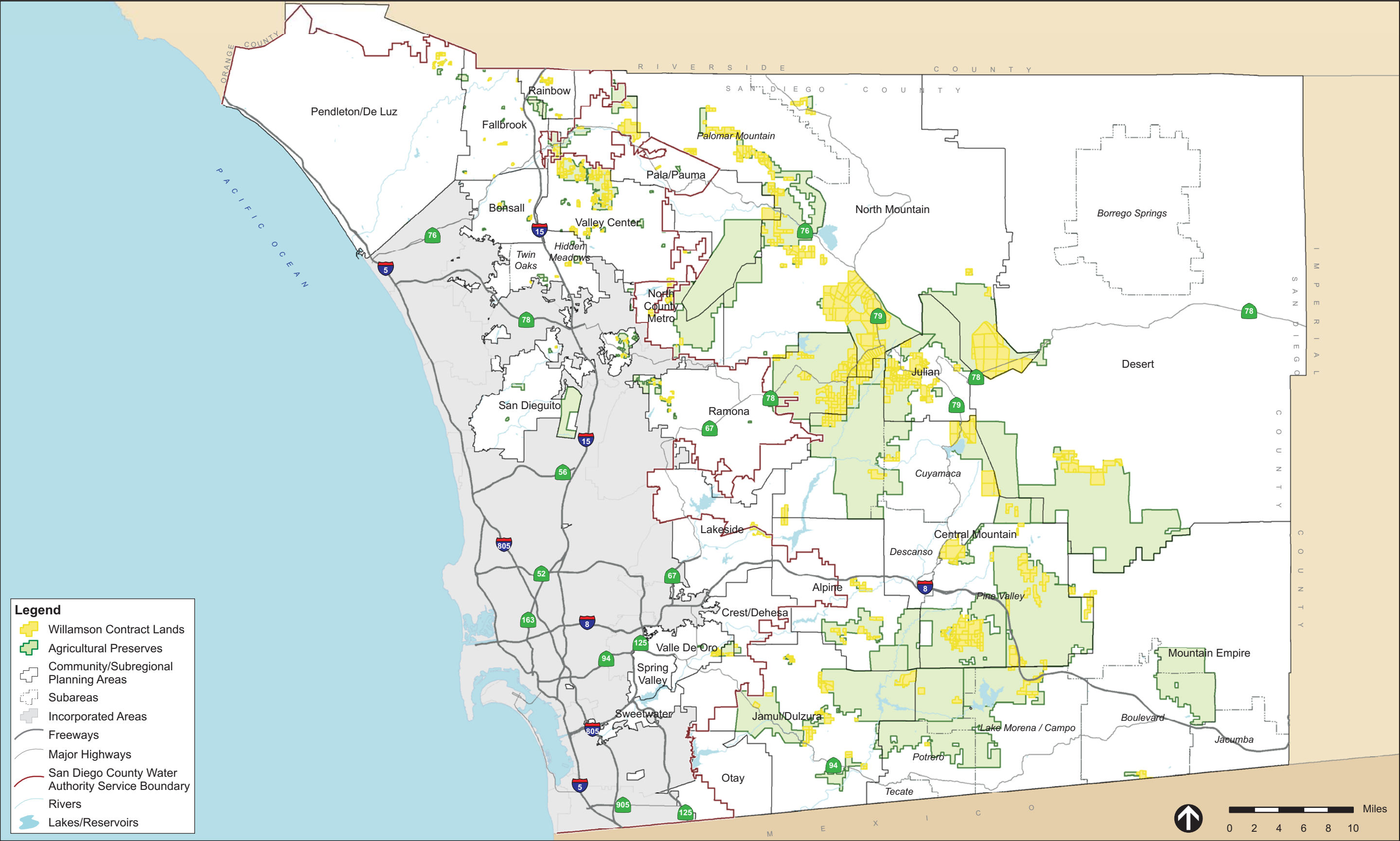


2007 MAJOR CROP CATEGORIES FROM SAN DIEGO COUNTY

FIGURE 2.2-4

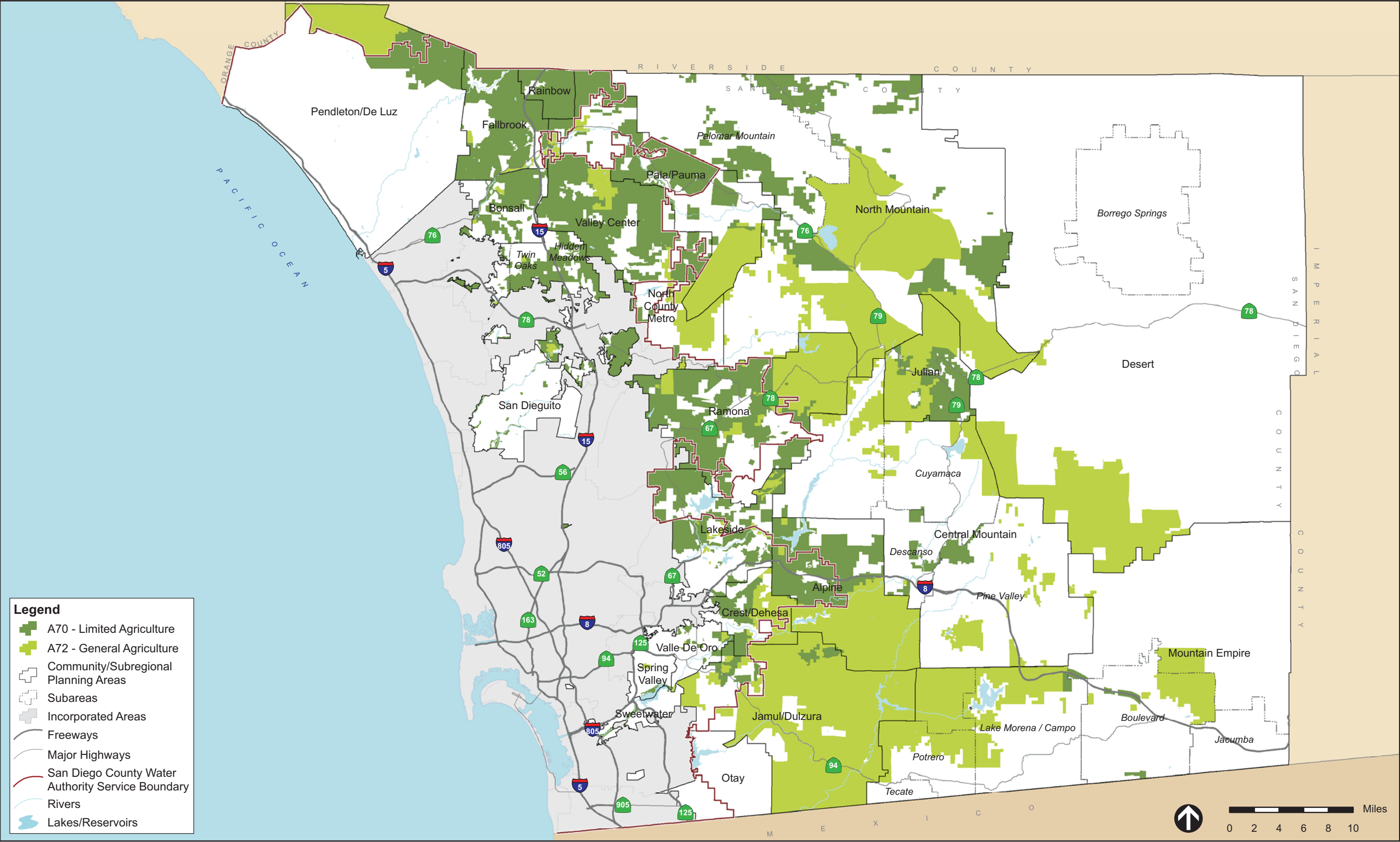


SOURCE: AWM, 2008



AGRICULTURAL PRESERVES AND WILLIAMSON ACT CONTRACT LANDS

FIGURE 2.2-6



Source: County of San Diego, 2008

AGRICULTURAL ZONING MAP

FIGURE 2.2-7